Proposed Budget FY 2026



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Viera East Community Development District General Fund Proposed Operating Budget Fiscal Year 2026

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|---------------------------------------|--------------------|-------|---------------------|-----|------------------|----|------------------|----|-------------------------|-------------------------|
| | | | Adopted | | Actuals | | Projected | 11 | Total | Proposed |
| | Actual | s | Budget | | As Of | | Next | | Projected @ | Budget |
| | FY 202 | 4 | FY 2025 | | 4/30/25 | | 5 Months | | 9/30/25 | FY 2026 |
| | | | | | | | | | | |
| Revenues | | | | | | | | | | |
| Maintenance Assessments | \$1,392 | 551 | \$1,378,973 | 2 | \$1,356,828 | 1 | \$22,145 | | ¢4 270 072 | f4 270 072 |
| Golf Course Administrative Services | | 5,280 | \$56,280 | | \$32,830 | | \$23,450 | | \$1,378,973 \$56,280 | \$1,378,973 \$56,280 |
| Donations for Park Materials | ψοι | \$(| \$5,000 | | \$02,030 | | \$23,430 | | \$30,280 \$0 | \$30,280 \$0 |
| Miscellaneous Income - Farmers Market | \$4 | 1,166 | \$20,000 | | \$6,292 | | \$4,494 | | \$10,786 | \$10,000 |
| Interest Income | • | \$1 | \$100 | | \$9,699 | | \$6,928 | | \$16,627 | \$5,000 |
| | | | | | | | | | * - 1 | +-, |
| Total Revenues | \$ 1,452 | 998 | \$ 1,460,353 | \$ | 1,405,649 | \$ | 57,017 | \$ | 1,462,666 | \$ 1,450,253 |
| Administrative Expenditures | | | | | | | | | | |
| Supervisors Fees | \$23 | 142 | \$30,519 | | \$15,180 | | \$10,843 | | \$26,023 | \$30,519 |
| Engineering Fees | \$16, | | \$5,000 | | \$0 | | \$1,000 | | \$1,000 | \$5,000 |
| Attorney's Fees | | 629 | \$20,000 | | \$2,988 | | \$2,134 | | \$5,122 | \$20,000 |
| Dissemination | | 000 | \$1,050 | | \$613 | | \$438 | | \$1,050 | \$1,082 |
| Trustee Fees | | 673 | \$5,600 | | \$2,357 | | \$1,684 | | \$4,041 | \$6,160 |
| Annual Audit | \$13, | | \$14,000 | | \$8,294 | | \$5,924 | | \$14,219 | \$15,022 |
| Collection Agent | | \$0 | \$2,500 | | \$0 | | \$2,500 | | \$2,500 | \$2,575 |
| Management Fees | \$109, | 754 | \$115,242 | | \$67,225 | | \$48,018 | | \$115,242 | \$118,700 |
| Postage | \$ | 745 | \$2,000 | | \$10 | | \$500 | | \$510 | \$2,000 |
| Printing & Binding | \$ | 380 | \$2,500 | | \$223 | | \$159 | | \$382 | \$2,500 |
| Insurance - Liability | \$9, | 121 | \$15,229 | | \$5,693 | | \$4,067 | | \$9,760 | \$12,804 |
| Legal Advertising | \$ | 752 | \$2,500 | | \$299 | | \$214 | | \$513 | \$2,500 |
| Other Current Charges | \$1, | 295 | \$1,200 | | \$158 | | \$113 | | \$272 | \$1,200 |
| Office Supplies | \$1, | 848 | \$2,000 | | \$103 | | \$74 | | \$177 | \$2,000 |
| Dues & Licenses | - | 175 | \$175 | | \$175 | | \$0 | | \$175 | \$175 |
| Information Technology | \$4, | 605 | \$4,735 | | \$2,762 | | \$1,973 | | \$4,735 | \$4,972 |
| Total Administrative | \$ 190, | 452 | \$ 224,250 | \$ | 106,081 | \$ | 79,640 | \$ | 185,720 | \$ 227,208 |
| Operating Expenditures | | | | | | | | | | |
| Salaries | \$171, | 204 | £170 E00 | | £400.040 | | 670.004 | | £475.000 | A407.405 |
| Administration Fee | با 7 ا تو ا,1\$ | | \$178,500 | | \$102,649 | | \$73,321 | | \$175,969 | \$187,425 |
| FICA Expense | بر تو \$13,0 | | \$1,436 | | \$1,495 | | \$1,068 | | \$2,563 | \$1,508 |
| Health Insurance | \$6,i | | \$14,155 \$5,000 | | \$7,853 \$821 | | \$5,609 \$586 | | \$13,462 | \$14,338 |
| Workers Compensation | \$2,0 | | \$3,790 | | \$1,546 | | \$1,104 | | \$1,407 \$2,651 | \$5,250 \$4,160 |
| Unemployment | | 756 | \$1,119 | | \$610 | | \$436 | | \$2,651 \$1,046 | \$4,169 \$4,110 |
| Retirement Contribution | Ψ | \$0 | \$5,061 | | \$0 | | \$5,061 | | \$1,046 \$5,061 | \$1,119 \$5,061 |
| Other Contractual | \$6.5 | | \$10,000 | | \$4,385 | | \$3,132 | | \$7,518 | \$10,000 |
| Marketing - Lifestyle/Amenities | \$85, | | \$95,000 | | \$49,748 | | \$35,535 | | \$85,283 | \$95,000 |
| Training | +, | \$0 | \$500 | | \$0 | | \$500 | | \$500 | \$500 |
| Uniforms | \$ | 168 | \$0 | | \$0 | | \$0 | | \$0 | \$0 |
| Total Operating | \$ 288,2 | 217 | \$ 314,561 | \$ | 169,108 | \$ | 126,352 | \$ | 295,460 | \$ 324,370 |
| Maintenance Expenditures | | | | | | | | | | |
| | | | | | | | | | | |
| Canal Maintenance | \$16,5 | | \$14,000 | | \$0 | | \$14,000 | | \$14,000 | \$14,000 |
| Lake Bank Restoration | \$257,4 | | \$164,000 | | \$170,620 | | \$0 | | \$170,620 | \$164,000 |
| Lake Bank Education Project | | \$0 | \$3,000 | | \$0 | | \$3,000 | | \$3,000 | \$3,000 |
| Environmental Services | \$1,8 | | \$10,000 | | \$0 | | \$10,000 | | \$10,000 | \$10,000 |
| Water Management System | \$133,7 | | \$134,248 | | \$78,788 | | \$56,277 | | \$135,066 | \$143,281 |
| Midge Control | A= - | \$0 | \$8,000 | | \$0 | | \$8,000 | | \$8,000 | \$8,000 |
| Contingencies Fire Line Management | \$7,9 | | \$10,000 | | \$400 | | \$286 | | \$686 | \$7,500 |
| Fire Line Management Basin Repair | \$2,0 \$1,1 | | \$3,500 | | \$1,895 \$0 | | \$1,354 | | \$3,249 | \$3,500 |
| · | φ1,1 | JU | \$3,000 | | \$0 | | \$3,000 | | \$3,000 | \$3,000 |
| Total Maintenance | \$ 420,5 | 94 | \$ 349,748 | \$ | 251,704 | \$ | 95,917 | \$ | 347,621 | \$ 356,281 |

Viera East Community Development District General Fund Proposed Operating Budget Fiscal Year 2026

| The state of the s | | | Adopted | 1 | Actuals | P | rojected | | Total | Į. | roposed |
|--|-----------|----|-----------|----|-----------|-----|-----------|----|-----------|----|-----------------|
| | Actuals | | Budget | | As Of | | Next | | ojected @ | | Budget |
| | FY 2024 | | FY 2025 | 4 | /30/25 | - 5 | Months | | 9/30/25 | | FY 2026 |
| | | | | | | | | | | | |
| Grounds Maintenance Expenditures | | | | | | | *** | | #000 004 | | #044.007 |
| Salaries | \$196,723 | | \$232,730 | | \$118,820 | | \$84,871 | | \$203,691 | | \$244,367 |
| Bonus Program | \$41,823 | | \$0 | | \$59,814 | | \$0 | | \$59,814 | | \$0 |
| Administrative Fees | \$2,008 | | \$2,840 | | \$1,233 | | \$880 | | \$2,113 | | \$2,840 |
| FICA Expense | \$15,626 | | \$19,787 | | \$9,090 | | \$6,493 | | \$15,582 | | \$18,694 |
| Health Insurance | \$27,031 | | \$32,893 | | \$18,092 | | \$12,923 | | \$31,016 | | \$34,538 |
| Workers Compensation | \$3,211 | | \$4,942 | | \$2,010 | | \$1,436 | | \$3,445 | | \$5,436 |
| Unemployment | \$1,301 | | \$2,608 | | \$1,208 | | \$863 | | \$2,071 | | \$2,608 |
| Retirement Contribution | \$0 | | \$6,682 | | \$0 | | \$6,682 | | \$6,682 | | \$6,682 |
| Telephone/Internet | \$15,587 | | \$15,660 | | \$3,277 | | \$2,341 | | \$5,618 | | \$6,000 |
| Utilities | \$7,556 | | \$15,000 | | \$3,657 | | \$2,612 | | \$6,269 | | \$8,020 |
| Property Appraiser | \$1,989 | | \$1,990 | | \$2,391 | | \$0 | | \$2,391 | | \$2,100 |
| Insurance - Property | \$3,592 | | \$3,344 | | \$2,121 | | \$1,515 | | \$3,636 | | \$3,711 |
| Repairs | \$20,109 | | \$25,000 | | \$24,781 | | \$17,700 | | \$42,481 | | \$25,000 |
| Fuel | \$17,783 | | \$21,000 | | \$8,495 | | \$6,068 | | \$14,563 | | \$20,000 |
| Park Maintenance | \$29,505 | | \$45,000 | | \$17,159 | | \$12,257 | | \$29,416 | | \$35,000 |
| Sidewalk Repair | \$13,712 | | \$15,000 | | \$0 | | \$5,000 | | \$5,000 | | \$15,000 |
| Chemicals | \$1,604 | | \$4,000 | | \$564 | | \$403 | | \$966 | | \$4,000 |
| Contingencies | \$10.392 | | \$10,000 | | \$9,252 | | \$6,608 | | \$15,860 | | \$10,000 |
| Refuse | \$10,175 | | \$12,000 | | \$10,051 | | \$7,179 | | \$17,230 | | \$18,000 |
| Office Supplies | \$170 | | \$0 | | \$1,411 | | \$1,008 | | \$2,420 | | \$2,500 |
| Uniforms | \$3,152 | | \$4.000 | | \$763 | | \$545 | | \$1,309 | | \$4,000 |
| Fire Alarm System | \$3,658 | | \$7,500 | | \$270 | | \$193 | | \$462 | | \$500 |
| Rain Bird Pump System | \$28,041 | | \$28,041 | | \$9,194 | | \$6,567 | | \$15,761 | | \$28,041 |
| Park Materials | \$0 | | \$10,000 | | \$262 | | \$187 | | \$449 | | \$10,000 |
| Bay Hill Flow Way Maintenance | \$0 | | \$20,000 | | \$0 | | \$0 | | \$0 | | \$20,000 |
| Maintenance Reserve - Transfer Out | \$0 | | \$31,777 | | \$31,777 | | \$0 | | \$31,777 | | \$4,651 |
| Maintenance Reserve - Transfer Out (Excess) | \$96,816 | | \$0 | | \$0 | | \$0 | | \$0 | | \$0 |
| Total Grounds Expenditures | 551,564 | \$ | 571,793 | \$ | 335,691 | \$ | 184,331 | \$ | 520,022 | \$ | 531,688 |
| T-tol Sympasse | 1,450,826 | \$ | 1,460,353 | Ś | 862,583 | \$ | 486,240 | \$ | 1,348,823 | S | 1,439,547 |
| Total Expenses | 1,430,020 | Þ | 1,400,333 | Ą | 002,303 | Ψ | 400,240 | φ | 1,040,023 | Ψ | 1,400,047 |
| Excess Revenue/(Expenditures) | 2,172 | \$ | (0) | \$ | 543,066 | \$ | (429,223) | \$ | 113,843 | \$ | 10,706 |

| | FY 2025 | FY 2026 | | | |
|--|-----------------|---------|-----------|--|--|
| Net Assessment - General | \$ 1,350,028 | \$ | 1,350,028 | | |
| Net Assessment - Recreation | \$ 28,945 | \$ | 28,945 | | |
| Total Net Assessments | \$ 1,378,973 | \$ | 1,378,973 | | |
| Discounts @ 6% | \$ 88,020 | \$ | 88,020 | | |
| Gross Assessment | \$ 1,466,993 | \$ | 1,466,993 | | |
| Assessable Units - Residential | 4,204 | | 4,204 | | |
| Assessable Units - Non-Residential | 1,869 | | 1,869 | | |
| Total Units | 6,073 | | 6,073 | | |
| Gross Assessment per Unit - General Fund | \$ 236 | \$ | 236 | | |
| Gross Assessment per Unit - Recreation | \$ 129 | \$ | 129 | | |
| Gross Assessment per Unit - Debt Service | \$ 139 | \$ | 139 | | |
| • | \$ 504 | \$ | 504 | | |

Viera East Community Development District General Fund Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the fiscal year.

Golf Course Administrative Services

Represents Golf Course Fund portion of salary and benefits for employees paid from the General Fund.

| Description | An | nual Amount |
|-------------------------------|----|-------------|
| Base | \$ | 75,000.00 |
| 10% of Maintenance Supervisor | \$ | (7,280.00) |
| 50% of Labor Position | \$ | (11,440.00) |
| Total | \$ | 56,280.00 |

Miscellaneous Income - Farmers' Market

Miscellaneous income received by the District including income from the Farmers' Market.

Interest Income

The District will earn interest on balances invested during the year.

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for two meetings per month.

Engineering Fees

The District's engineer, Robb & Taylor Engineering Solutions Inc, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

300 South Orange Avenue

Suite 300

Orlando, FL 32801

Telephone: (407) 835-6759

Fax: (407) 849-7288

The District's legal counsel, Shutts and Bowen, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District will pay annual trustee fees for the Series 2020 Special Assessment Revenue Bond.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm. The estimated cost of the audit is based on the prior fiscal year and will be shared with the Recreational Fund.

Collection Agent

Fees incurred by GMS-Central Florida, LLC for calculating, levying and certification of the District's Non-Ad valorem Maintenance Assessments with the Brevard County Tax Collector.

| Contractor | Services | | Annual | | |
|--------------------------|-------------|----|--------|----|----------|
| GMS-Central Florida ,LLC | Assessments | \$ | 214.58 | \$ | 2,575.00 |

Management Fees

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

Postage

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior year's cost.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, District brochures, correspondence, stationary, envelopes etc.

Insurance - Liability

The District's general liability, public official's liability, and automobile insurance coverage is provided by EGIS Insurance & Risk Advisors.

| Description | Admin. Amount | Field Amount | Ann | ual Amount |
|-------------------|---------------|----------------|-----|------------|
| General Liability | \$ 7,784 | \$ = | \$ | 7,784 |
| POL/EPLI | \$ 5,020 | \$ 5 | \$ | 5,020 |
| Property | \$ | \$ 3,711 | \$ | 3,711 |
| Total | \$ 12,804 | \$ 3,711 | \$ | 16,515 |

Legal Advertising

Advertising of monthly board meetings, public hearings, and any other legal advertising that may be required.

Other Current Charges

Any miscellaneous expenses incurred by the District that were not previously budgeted.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g. paper, minute books, file folders, labels, paper clips, etc.

Dues & Licenses

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only anticipated expenditure for this category.

Information Technology

Costs related to the District's accounting and information systems; District's website creation and maintenance; electronic compliance with Florida Statutes and other electronic data requirements.

Operating Expenditures:

Salaries

The District currently has a General Manager and 1 full-time employee to handle the operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents the fees to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|--|
| United Healthcare | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short-Term Disability |
| Combined | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Retirement Contribution

Contribution to the retirement account for eligible employees.

Other Contractual

Miscellaneous fees and contracts incurred for the District.

| Description | Annı | ıal Amount |
|---------------------------|------|------------|
| Ecolab Pest Elimination | \$ | 5,697 |
| Xelar Copier | \$ | 1,876 |
| Additional Contract Funds | \$ | 2,427 |
| Total | \$ | 10,000 |

Marketing-Lifestyle/Amenities

The District is in contract with Unique Webb Consulting to provide lifestyle and marketing services which include, but are not limited to social media publications, strategy planning, blogging, videography, photography, event planning, and marketing. This also includes all ads in the Viera Voice for the CDD golf course.

Training

Expenses for providing training to staff.

Maintenance Expenditures:

Canal Maintenance

Represents costs associated with the maintenance of the canals located east and west of I-95. The canals east of I-95 are maintained by various contractors paid by the District on an "as needed" basis. The canals west of I-95 are maintained by A. Duda & Sons and billed to the District.

Lake Bank Restoration

Allocation of funds dedicated for lake bank restoration throughout the District.

Lake Bank Education Project

Allocation of funds dedicated for the lake bank education project.

Environmental Services

The District will incur the following costs related to maintaining and managing the various conservation areas (wetlands and uplands), which are the responsibility of the District. The amount is based upon the current contract with Kevin L. Erwin, plus an allowance for additional services from other providers that may be required. Services provided under this budget item may include the following:

Wetland monitoring reports as required by SJRWMD and USA COE.

Wetland maintenance and removal of exotic species as required to conform to permit requirements.

Habitat management including burns of preserved areas as required within the approved Habitat Management Plan(s).

Permit compliance and general services as required.

Water Management System

The District currently has a contract with ECOR Industries, Inc. to provide Aquatic Maintenance Service for the District's Lakes.

| Description | Montl | ıly Amount | Ann | ual Amount |
|--|-------|------------|-----|------------|
| Natural Areas Management | \$ | 4,585 | \$ | 55,020 |
| Wingate & Auburn Lake Aquatic Weed Control | \$ | 939 | \$ | 11,263 |
| Bayhill Wetland Maintenance | \$ | 440 | \$ | 5,280 |
| Natural Vegetation Management (Bi-Monthly) | \$ | 220 | \$ | 1,320 |
| Aquatic Weed Control | \$ | 4,740 | \$ | 56,878 |
| Header Canal Maintenance (Quarterly) | \$ | 1,780 | \$ | 7,120 |
| Woodside Park Maintenance | \$ | 200 | \$ | 2,400 |
| Unanticipated Repairs / Improvements | \$ | | \$ | 4,000 |
| Total | \$ | 12,903 | \$ | 143,281 |

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

Any miscellaneous expenses incurred by the District that were not previously budgeted.

Fire Line Maintenance

Expenses related to the maintenance of the various fire lines throughout the District. This mainly includes the mechanical removal of vegetation between homeowners' properties and conservation areas in order to slow or stop the spread of wildfire.

Basin Repair

Expenses related to the repair and maintenance of the drainage structures at District Basins III, IV, and V. The drainage structures that get repaired are the outfalls (connect lakes) and the flow ways (connect lakes to St Johns River).

Grounds Maintenance Expenditures:

Salaries

The District currently has a 4 full-time employees and 1 part time employee to handle the grounds maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Bonus Program

Represents annual bonus to be paid to eligible employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|--|
| United Healthcare | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short-Term Disability |
| Combined | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Retirement Contribution

Contribution to the retirement account for eligible employees.

Telephone/Internet

Expenses incurred for the telephone, fax machine and internet.

Utilities

The District has the following utility account with Florida Power and Light to provide electricity for the maintenance building.

| Vendor | Account | Month | ly Amount | Annu | al Amount |
|-------------|-------------|-------|-----------|------|-----------|
| FPL | 83490-45156 | \$ | 585 | \$ | 7,020 |
| Contingency | | | | \$ | 1,000 |
| Total | | | | \$ | 8,020 |

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for FY2026 is estimated to be \$2,100.

Insurance - Property

Represents the amount paid for the property portion of the insurance premium with Egis Insurance & Risk Advisors. The property includes vehicles, equipment, etc.

| Description | Admin. Amount | Field Amount | An | nual Amount |
|-------------------|---------------|--------------|----|-------------|
| General Liability | \$ 7,784 | \$:=: | \$ | 7,784 |
| POL/EPLI | \$ 5,020 | \$ 520 | \$ | 5,020 |
| Property | \$ 5 | \$ 3,711 | \$ | 3,711 |
| Total | \$ 12,804 | \$ 3,711 | \$ | 16,515 |

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Fuel

Costs related to fuel purchased for grounds maintenance machinery that occur during the fiscal year.

Park Maintenance

Represents costs associated with the maintenance of the parks and trails located within the district.

Sidewalk Repair

Represents costs associated with the repair of the sidewalks located within the district.

Chemicals

Includes fungicide applications, herbicide applications and insecticide applications needed to maintain the grounds.

Contingencies

Represents any miscellaneous expenses incurred by the District that were not previously budgeted.

Refuse

Estimated costs for refuse services to empty dumpster(s) twice monthly by Berry Disposal is:

| Contractor | Services | М | Annual | | |
|----------------|----------------|----|--------|----|--------|
| Berry Disposal | Empty Dumpster | \$ | 1,435 | \$ | 17,220 |
| Contingency | | | | \$ | 780 |
| | | | | \$ | 18,000 |

Office Supplies

Costs for items used in the office.

Uniforms

The District is in contract with Unifirst to supply uniforms for the maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

| | Vendor | Monthly | Annual Amount | | |
|-------------|--------|---------|---------------|----|-------|
| Unifirst | | \$ | 300 | \$ | 3,600 |
| Contingency | | | | \$ | 400 |
| Total | | | | \$ | 4,000 |

Fire Alam System

The District is in contract with Everon, LLC to provide monthly fire and burglary alarm system monitoring and maintenance. The services will be split between the Golf Course and Operations.

Rain Bird Pump System

The District will be financing a new pump system for irrigation through Rain Bird.

| | Vendor | Month | Annı | Annual Amount | | |
|-----------------|--------|-------|-------|---------------|--------|--|
| Rain Bird | | \$ | 2,298 | \$ | 27,581 | |
| Additional Fees | | | | \$ | 460 | |
| Total | | | | \$ | 28,041 | |

Park Materials

Costs for items used for the park.

Bay Hill Flow Way Maintenance

Expenses incurred related to the maintenance of Bay Hill flow way.

Maintenance Reserves - Transfer Out

Funds allocated annually to insure available cash for ongoing operations of the District and for major repair or replacement of capital items.

Viera East Community Development District Capital Reserve Fund Proposed Budget FY 2026

| | Adopted Budget FY 2025 | Actuals As Of 4/30/25 | Projected Next 5 Months | (| Total Projected @ 9/30/25 | Proposed Budget FY 2026 |
|--|------------------------------|-----------------------------|-------------------------------|----|---------------------------------|-------------------------------|
| Revenues | | | | | | |
| Beginning Fund Balance | \$1,660,412 | \$1,582,623 | \$0 | | \$1,582,623 | \$ 1,398,590 |
| Interest Income | \$500 | \$7,827 | \$5,591 | | \$13,418 | \$2,500 |
| Reserve Funding - Transfer In (General) | \$31,777 | \$31,777 | \$0 | | \$31,777 | \$4,651 |
| Reserve Funding - Transfer In (Golf) | \$84,410 | \$84,410 | \$0 | | \$84,410 | \$166,848 |
| Reserve Funding - Transfer In (General Excess) | \$0 | \$0 | \$0 | | \$0 | \$0 |
| Reserve Funding - Transfer In (Golf Excess) | \$0 | \$0 | \$0 | | \$0 | \$0 |
| Total Revenues | \$ 1,777,098 | \$ 1,706,637 | \$ 5,591 | \$ | 1,712,228 | \$ 1,572,589 |
| Expenditures | | | | | | |
| Capital Outlay | \$80,000 | \$278,638 | \$0 | | \$278,638 | \$150,000 |
| Truck Maintenance | \$25,000 | \$0 | \$0 | | \$0 | \$25,000 |
| Sign Project | \$20,000 | \$0 | \$0 | | \$0 | \$20,000 |
| Vehicle Purchase | \$20,000 | \$35,000 | \$0 | | \$35,000 | \$0 |
| Bank Fees | \$0 | \$0 | \$0 | | \$0 | \$0 |
| Total Expenditures | \$ 145,000 | \$ 313,638 | \$ (Æ | \$ | 313,638 | \$ 195,000 |
| Excess Revenues (Expenditures) | \$ 1,632,098 | \$ 1,392,999 | \$ 5,591 | \$ | 1,398,590 | \$ 1,377,589 |

| Potential Cap | oital Reserve S | plit | | | | |
|---|-----------------|------------|----|-------------|----|--------------|
| | Ge | neral Fund | g | iolf Course | | <u>Total</u> |
| Beginning Balance - 9/30/25 | \$ | 580,243 | \$ | 1,002,380 | \$ | 1,582,623 |
| FY25 Interest Income | \$ | 4,919 | \$ | 8,498 | \$ | 13,418 |
| FY25 Contributions | \$ | 31,777 | \$ | 84,410 | \$ | 116,187 |
| FY25 Projected Excess | \$ | - | \$ | (2) | \$ | |
| FY25 Expenses | \$ | (42,740) | \$ | (270,897) | \$ | (313,638) |
| FY24 Bank Fees | \$ | | \$ | (#)) | 5 | |
| Projected Excess Revenue Fund End of FY25 | \$ | 574,199 | \$ | 824,391 | \$ | 1,398,590 |

Viera East **Community Development District Debt Service Fund** Series 2020 Proposed Budget FY 2026

| | | Adopted Budget FY 2025 | Actuals As Of 4/30/25 | Projected Next 5 Months | Total Projected @ 9/30/ 25 | | Proposed Budget FY 2026 |
|---|--------|------------------------------|-----------------------------|-------------------------------|---|-----------|-------------------------------|
| Revenues | | | | | | | |
| Special Assessments | \$ | 655,615 | \$ 645,087 | \$ 10,528 | \$ | 655,615 | \$ 655,615 |
| Interest Income | \$ | 500 | \$ 12,723 | \$ 9,088 | \$ | 21,811 | \$ 5,000 |
| Beginning Fund Balance | \$ | 132,287 | \$ 357,224 | \$ 2 | \$ | 357,224 | \$ 373,334 |
| Total Revenues | \$ | 788,402 | \$ 1,015,033 | \$ 19,616 | \$ | 1,034,649 | \$ 1,033,949 |
| Expenditures | | | | | | | |
| Series 2020 | | | | | | | |
| Interest-11/1 | \$ | 80,658 | \$ 80,658 | \$ * | \$ | 80,658 | \$ 75,658 |
| Principal- 5/1 | \$ | 500,000 | \$ * | \$ 500,000 | \$ | 500,000 | \$ 795,000 |
| Interest-5/1 | \$ | 80,658 | \$ | \$ 80,658 | \$ | 80,658 | \$ 75,658 |
| Total Expenditures | \$ | 661,315 | \$ 80,658 | \$ 580,658 | \$ | 661,315 | \$ 946,315 |
| Excess Revenues (Expenditures) | \$ | 127,087 | \$ 934,376 | \$ (561,041) | \$ | 373,334 | \$ 87,634 |
| * Excess Revenues needed to pay the 11/1/26 Inter | est Pa | ıyment | | | | | \$ 67,708 |

^{*} Excess Revenues needed to pay the 11/1/26 Interest Payment

| | | Total | | | | Net | | Net |
|-----------------------|------|----------|----------|------------|----|----------|------|------------|
| Land Use | ERU | Units | ERU | Percentage | | Per Unit | _ A: | ssessments |
| Residential | 1.00 | 4,204.00 | 4,204.00 | 84% | \$ | 130.57 | \$ | 548,913.70 |
| Commercial | 4,00 | 204.30 | 817.20 | 16% | \$ | 522.28 | \$ | 106,701.30 |
| Net Annual Assessment | | 4,408.30 | 5,021.20 | | | | \$ | 655,615.00 |

Viera East
Community Development District
Debt Service - Series 2020
Amortization Schedule

| | -1-1-5 | | | - | TST TATE | | Fiscal Year |
|----------|--------------|----------|--------------|----|-----------|----|-------------|
| Date | Bond Balance | Interest | Principal | | Interest | | Total |
| | | | | | | | |
| 11/01/20 | | | | \$ | 52,497.38 | \$ | 52,497.38 |
| 05/01/21 | 7,685,000 | | | \$ | 90,307.50 | | |
| 11/01/21 | | | | \$ | 90,307.50 | \$ | 180,615.00 |
| 05/01/22 | 7,685,000 | | | \$ | 90,307.50 | | |
| 11/01/22 | | | | \$ | 90,307.50 | \$ | 180,615.00 |
| 05/01/23 | 7,685,000 | 2.000% | \$475,000 | \$ | 90,307.50 | | |
| 11/01/23 | | | | \$ | 85,557.50 | \$ | 650,865.00 |
| 05/01/24 | 7,210,000 | 2.000% | \$490,000 | \$ | 85,557.50 | | |
| 11/01/24 | | | | \$ | 80,657.50 | \$ | 656,215.00 |
| 05/01/25 | 6,720,000 | 2.000% | \$500,000 | \$ | 80,657.50 | | |
| 11/01/25 | | | 350 | \$ | 75,657.50 | \$ | 656,315.00 |
| 05/01/26 | 6,220,000 | 2.000% | \$795,000 | \$ | 75,657.50 | | |
| 11/01/26 | | | | \$ | 67,707.50 | \$ | 938,365.00 |
| 05/01/27 | 5,425,000 | 2.000% | \$380,000 | \$ | 67,707.50 | | |
| 11/01/27 | | | | \$ | 63,907.50 | \$ | 511,615.00 |
| 05/01/28 | 5,045,000 | 2.000% | \$385,000 | \$ | 63,907.50 | | |
| 11/01/28 | | | | \$ | 60,057.50 | \$ | 508,965.00 |
| 05/01/29 | 4,660,000 | 2.000% | \$395,000 | \$ | 60,057.50 | | |
| 11/01/29 | | | | \$ | 56,107.50 | \$ | 511,165.00 |
| 05/01/30 | 4,265,000 | 2.125% | \$400,000 | \$ | 56,107.50 | | |
| 11/01/30 | | | | \$ | 51,857.50 | \$ | 507,965.00 |
| 05/01/31 | 3,865,000 | 2.600% | \$410,000 | \$ | 51,857.50 | | |
| 11/01/31 | | | | \$ | 46,527.50 | \$ | 508,385.00 |
| 05/01/32 | 3,455,000 | 2.600% | \$425,000 | \$ | 46,527.50 | | |
| 11/01/32 | | | | \$ | 41,002.50 | \$ | 512,530.00 |
| 05/01/33 | 3,030,000 | 2.600% | \$435,000 | \$ | 41,002.50 | | |
| 11/01/33 | | | | \$ | 35,347.50 | \$ | 511,350.00 |
| 05/01/34 | 2,595,000 | 2.600% | \$445,000 | \$ | 35,347.50 | | |
| 11/01/34 | | | | \$ | 29,562.50 | \$ | 509,910.00 |
| 05/01/35 | 2,150,000 | 2.750% | \$455,000 | \$ | 29,562.50 | | |
| 11/01/35 | | | | \$ | 23,306.25 | \$ | 507,868.75 |
| 05/01/36 | 1,695,000 | 2.750% | \$470,000 | \$ | 23,306.25 | | |
| 11/01/36 | | | | \$ | 16,843.75 | \$ | 510,150.00 |
| 05/01/37 | 1,225,000 | 2.750% | \$485,000 | \$ | 16,843.75 | | |
| 11/01/37 | | | | \$ | 10,175.00 | \$ | 512,018.75 |
| 05/01/38 | 740,000 | 2.750% | \$740,000 | \$ | 10,175.00 | | |
| | | | ** = co= o== | | 1 000 1 | _ | |
| | | | \$ 7,685,000 | \$ | 1,992,585 | \$ | 8,927,410 |

Viera East
Community Development District
Restaurant - Hook and Eagle
Proposed Operating Budget
Fiscal Year 2026

| | | tonal. | | lopted | | Actuals | | Projected | , in | Total | | Proposed |
|---|----|-------------------|----|-----------------|----|------------------|----|------------------|------|----------------------|----|-------------------|
| | | Actuals Y 2024 | | udget ' 2025 | | As Of 4/30/25 | | Next 5 Months | | ojected @ 9/30/25 | | Budget FY 2026 |
| | | . 2027 | | 2,02,0 | | 1700720 | | | | 7.007.00 | | |
| <u>Revenues</u> | | | | | | | | | | | | |
| Food Sales | | \$449,273 | | \$404,923 | | \$264,149 | | \$188,678 | | \$452,826 | | \$465,661 |
| Snack Sales | | \$9,935 | | \$11,000 | | \$397 | | \$283 | | \$680 | | \$550 |
| Beverage Sales | | \$52,995 | | \$34,106 | | \$21,035 | | \$15,025 | | \$36,059 | | \$37,516 |
| Beer Sales | | \$176,664 | | \$197,054 | | \$136,175 | | \$97,268 | | \$233,442 | | \$236,465 |
| Wine Sales | | \$7,228 | | \$13,642 | | \$11,340 | | \$8,100 | | \$19,440 | | \$20,463 |
| Liquor Sales | | \$147,337 | | \$101,442 | | \$121,326 | | \$86,661 | | \$207,988 | | \$202,884 |
| Miscellaneous Income | | \$968 | | \$0 | | \$724 | | \$517 | | \$1,242 | | \$0 |
| Total Revenues | \$ | 844,400 | 5 | 762,167 | S | 555,145 | \$ | 396,532 | \$ | 951,677 | \$ | 963,539 |
| Restaurant Expenditures | | | | | | | | | | | | |
| Restaurant Manager Contract | | \$10,833 | | \$0 | | \$0 | | \$0 | | \$0 | | \$0 |
| Salaries | | \$301,530 | | \$320,250 | | \$200,011 | | \$142,865 | | \$342,876 | | \$336,263 |
| Administrative Fee | | \$7,639 | | \$7,956 | | \$4,769 | | \$3,406 | | \$8,175 | | \$8,354 |
| FICA Expense | | \$34,584 | | \$29,041 | | \$22,585 | | \$16,132 | | \$38,717 | | \$25,724 |
| Health Insurance | | \$17,211 | | \$14,000 | | \$8,950 | | \$6,393 | | \$15,343 | | \$14,700 |
| Workers Compensation | | \$4,608 | | \$7,300 | | \$2,890 | | \$2,064 | | \$4,954 | | \$7,300 |
| Unemployment | | \$5,939 | | \$6,882 | | \$4,412 | | \$3,151 | | \$7,563 | | \$6,882 |
| Telephone | | \$4,808 | | \$5,250 | | \$0 | | \$0 | | \$0 | | \$0 |
| Utilities | | \$8,245 | | \$11,000 | | \$5,539 | | \$3,956 | | \$9,495 | | \$12,100 |
| Pest Control | | \$666 | | \$1,200 | | \$0 | | \$0 | | \$0 | | \$1,200 |
| Merchant Fees | | \$25,084 | | \$27,500 | | \$17,848 | | \$12,749 | | \$30,597 | | \$32,208 |
| Equipment Lease | | \$1,230 | | \$1,500 | | \$999 | | \$714 | | \$1,713 | | \$1,750 |
| Kitchen Equipment & Supplies | | \$4,480 | | \$3,000 | | \$8,897 | | \$6,355 | | \$15,253 | | \$3,000 |
| Paper & Plastic Supplies | | \$13,561 | | \$15,000 | | \$7,704 | | \$5,503 | | \$13,206 | | \$15,000 |
| Operating Supplies | | \$20,301 | | \$20,000 | | \$330 | | \$235 | | \$565 | | \$20,000 |
| Entertainment | | \$585 | | \$0 | | \$0 | | \$0 | | \$0 | | \$0 |
| Delivery/Gas | | \$6,184 | | \$7,000 | | \$2,825 | | \$2,018 | | \$4,843 | | \$6,780 |
| Dues & License | | \$11,195 | | \$11,500 | | \$7,399 | | \$5,285 | | \$12,685 | | \$11,500 |
| Total Restaurant Expenditures | \$ | 478,684 | \$ | 488,379 | \$ | 295,159 | \$ | 210,828 | \$ | 505,987 | \$ | 502,760 |
| Cost of Goods Sold | | | | | | | | | | | | |
| Food Cost | | \$246,026 | | \$139,388 | | \$139,590 | | \$99,707 | | \$239,297 | | \$251,262 |
| Snack Cost | | \$3,939 | | \$5,250 | | \$4,224 | | \$3,017 | | \$7,241 | | \$7,603 |
| Beverage Cost | | \$32,849 | | \$16,800 | | \$20,278 | | \$14,484 | | \$34,762 | | \$36,500 |
| Beer Cost | | \$65,765 | | \$74,550 | | \$49,529 | | \$35,378 | | \$84,906 | | \$89,151 |
| Wine Cost | | \$6,870 | | \$5,250 | | \$5,680 | | \$4,057 | | \$9,738 | | \$10,225 |
| Liquor Cost | | \$63,615 | | \$32,550 | | \$36,688 | | \$26,206 | | \$62,893 | | \$66,038 |
| Total Cost of Goods Sold | \$ | 419,062 | \$ | 273,788 | \$ | 255,989 | S | 182,849 | \$ | 438,837 | \$ | 460,779 |
| Total Revenues | \$ | 844,400 | \$ | 762,167 | \$ | 555,145 | \$ | 396,532 | \$ | 951,677 | \$ | 963,539 |
| Total Expenditures | \$ | 897,746 | \$ | 762,167 | \$ | 551,147 | \$ | 393,677 | \$ | 944,824 | \$ | 963,539 |
| Operating Income (Loss) | \$ | (53,346) | \$ | | \$ | 3,997 | \$ | 2,855 | \$ | 6,853 | \$ | (0 |
| Non Operating Revenues/(Expenditures) | | | | | | | | | | | | |
| Interfund Transfer Out - Golf Course | | \$0 | | \$0 | | \$0 | | \$0 | | \$0 | | \$0 |
| Interfund Transfer In - Golf Course | | \$0 | | \$0 | | \$0 | | \$0 | | \$0 | | \$0 |
| Total Non Operating Revenues/(Expenditures) | s | | \$ | 5.0 | \$ | | \$ | | \$ | 10: | \$ | |
| Net Non Operating Income / (Loss) | \$ | (53,346) | \$ | | \$ | 3,997 | \$ | 2,855 | \$ | 6,853 | 5 | (0 |
| ver non obergring income / fross) | Ψ. | (DU,DTO) | -4 | | | 3,777 | ф | 2,000 | Ψ | 0,000 | - | |

Food & Beverage Operating Budget

Revenues:

Food Sales

Represents all food sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Snack Sales

Represents all snack sales for Hook and Eagle Tavern. Also includes all catering and banquet sales as well as snack sales from the golf course.

Beverage Sales

Represents all non-alcoholic beverage sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Beer Sales

Represents all beer sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Wine Sales

Represents all wine sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Liquor Sales

Represents all liquor sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Expenditures:

Salaries

The District currently has a 1 full-time and 18 part-time employees to handle the restaurant operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|--|
| United Healthcare | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short-Term Disability |
| Combined | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Utilities

The District has accounts with City of Cocoa and FPL for utilities in Hook & Eagle Tavern.

| Vendor | Account | Month | ly Amount | Annual Amount | | |
|---------------|---------------|-------|-----------|---------------|--------|--|
| FPL | 03449-33189 | \$ | 650 | \$ | 7,800 | |
| City of Cocoa | 150351-112664 | \$ | 195 | \$ | 2,340 | |
| Contingency | | | | \$ | 1,960 | |
| Total | | | | \$ | 12,100 | |

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Merchant Fees

The estimated cost for merchant credit card fees.

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

| Vendor | Vendor | | | Annual Amount | | |
|-------------|--------|--|-----|---------------|-------|--|
| Ecolab | \$ | | 143 | \$ | 1,713 | |
| Contingency | | | | \$ | 37 | |
| Total | | | | \$ | 1,750 | |

Kitchen Equipment & Supplies

Represents various operating supplies purchased such as thermometers, silverware, microwave, storage cabinets, etc.

Paper & Plastic Supplies

Represents various operating supplies purchased such as paper towels, plastic utensils, paper plates, etc.

Operating Supplies

Represents various operating supplies purchased

Delivery/Gas

The District has an account with Florida City Gas for natural gas for Hook & Eagle Tavern. Also includes any fuel surcharges for deliveries to the restaurant.

| Vendor | Account | Monthl | Monthly Amount | | al Amount |
|-----------------------------|-------------|--------|----------------|----|-----------|
| ARC3 Gases, Inc. | 83490-45156 | \$ | 440 | \$ | 5,280 |
| Contingency - Delivery Fees | | | | \$ | 1,500 |
| Total | | | | \$ | 6,780 |

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

Cost of Goods Sold:

Food Cost

Represents food supplies purchased for the restaurant or catering events.

Snack Cost

Represents snacks purchased for the restaurant.

Beverage Cost

Represents beverages purchased for the restaurant.

Beer Cost

Represents beer purchased for the restaurant.

Wine Cost

Represents wine purchased for the restaurant.

Liquor Cost

Represents liquor purchased for the restaurant.

Other Sources and Uses:

Transfer In - Golf Course

Represents the Golf Course's obligated amount to transfer to Food & Beverage should there be a shortfall in the operating account.

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2026

| The second second second second | - | - | Adopted | Actuals | Projected | Total | Proposed |
|--|-----------|--------|-------------|--------------|--------------|--------------|--------------|
| | Actuals | | Budget | As Of | Next | Projected @ | Budget |
| | FY 2024 | | FY 2025 | 4/30/25 | 5 Months | 9/30/25 | FY 2026 |
| Greens Fees | \$1,999, | 683 | \$1,994,243 | \$1,414,114 | \$1,010,082 | \$2,424,196 | \$2,250,000 |
| Gift Cards - Sales & Usage | | 953 | \$26,523 | \$2,776 | | \$4,759 | \$0 |
| Gift Cards - Usage | +5, | \$0 | (\$26,523) | \$0 | | \$0 | \$0 |
| Season Advance/Trail Fees | \$117, | | \$125,000 | \$52,270 | | \$89,605 | \$100,000 |
| Loyalty Program | \$26, | | \$25,000 | \$17,014 | | \$29,166 | \$25,000 |
| Driving Range | \$93, | | \$84,872 | \$60,346 | | \$103,451 | \$87,418 |
| Golf Lessons | \$14, | | \$7,000 | \$11,576 | | \$19,845 | \$15,000 |
| Merchandise Sales | \$145, | | \$122,004 | \$79,427 | | \$136,160 | \$125,664 |
| Assessments - Recreation Operating | \$18, | | \$18,239 | \$10,639 | | \$18,239 | \$18,239 |
| Miscellaneous Income | | 271 | \$15,000 | \$13,048 | | \$22,369 | \$15,000 |
| Total Revenues | \$ 2,427, | 841 \$ | 2,391,358 | \$ 1,661,211 | \$ 1,186,579 | \$ 2,847,790 | \$ 2,636,321 |
| General Expenditures | | | | | | | |
| 1) | *** | | . | 40.440 | *** | 44.640.6 | #TO 000 |
| Other Contractual Services | \$13, | | \$20,000 | \$9,442 | | \$16,186 | \$20,000 |
| Telephone | | 065 | \$4,058 | \$9,324 | | \$15,983 | \$20,392 |
| Utilities | | 244 | \$5,400 | \$2,612 | | \$4,479 | \$5,348 |
| Repairs & Maintenance | | 288 | \$15,000 | \$9,176 | | \$15,730 | \$15,000 |
| Bank Charges | \$66, | | \$55,000 | \$43,187 | | \$74,035 | \$75,000 |
| Office Supplies | | 663 | \$4,500 | \$3,049 | | \$5,227 | \$4,500 |
| Operating Supplies | | 338 | \$5,000 | \$7,076 | | \$12,130 | \$12,000 |
| Dues, Licenses & Subscriptions | \$14, | | \$12,000 | \$8,761 | | \$15,020 | \$15,290 |
| Drug Testing - All Departments | | \$0 | \$500 | \$0 | | \$0 | \$500 |
| Training, Education & Employee Relations | \$ | 245 | \$9,000 | \$2,733 | | \$4,685 | \$5,000 |
| Contractual Security | | 147 | \$4,000 | \$4,865 | | \$8,341 | \$8,400 |
| 1T Services | \$3, | 377 | \$3,000 | \$4,919 | \$3,514 | \$8,433 | \$8,400 |
| Total Golf Course Expenditures | \$ 127, | 017 5 | 137,458 | \$ 105,145 | \$ 75,104 | \$ 180,248 | \$ 189,830 |
| Golf Course Operations: | | | | | | | |
| Salaries | \$316 | 736 | \$314,250 | \$204,982 | \$146,415 | \$351,397 | \$368,967 |
| Administrative Fee | \$14. | | \$16,848 | \$8,377 | | \$14,360 | \$16,848 |
| FICA Expense | \$24, | | \$26,671 | \$15,681 | - | \$26,882 | \$28,220 |
| Health Insurance | | 575 | \$10,500 | \$2,577 | | \$4,419 | \$10,50 |
| Workers Compensation | | 697 | \$7,077 | \$3,424 | | | \$7,07 |
| Unemployment | | 609 | \$10,935 | \$4,709 | | | \$10,93 |
| Golf Printing | | 920 | \$2,500 | \$2,610 | | | \$4,50 |
| Utilities | | 623 | \$22,500 | \$10,269 | | | \$18,98 |
| Repairs | | 948 | \$1,000 | \$2,025 | | | \$3,40 |
| Pest Control | | 666 | \$1,300 | \$0 | | | \$1,30 |
| Supplies | | 186 | \$15,000 | \$5,121 | | | \$10,00 |
| Uniforms | | 130 | \$1,500 | \$1,043 | | | \$1,75 |
| Training, Education & Employee Relations | | 920 | \$9,000 | \$1,308 | | | \$2,50 |
| Cart Lease | \$119 | | \$135,196 | \$80,476 | | | \$137,68 |
| Cart Maintenance | | 246 | \$5,000 | \$1,836 | | | \$5,00 |
| | | | | | | | \$5,00 |
| Driving Range Supplies | \$6, | ,721 | \$10,000 | \$2,277 | \$1,027 | \$3,704 | 43,00 |

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2026

| | | 1130 | at Ital 2020 | | | | | | |
|-------------------------------------|----|-----------|--------------|----------|-----------|--------------|--------------|----|-----------|
| | | | Adopted | | Actuals | Projected | Total | | Proposed |
| | | Actuals | Budget | | As Of | Next | Projected @ | | Budget |
| | | FY 2024 | FY 2025 | М- | 4/30/25 | 5 Months | 9/30/25 | | FY 2026 |
| Merchandise Sales: | | | | | | | | | |
| Cost of Goods Sold | | \$100,277 | \$90,000 | | \$54,548 | \$38,963 | \$93,510 | | \$98,186 |
| Total Merchandise Sales | s | 100,277 | \$ 90,000 | \$ | 54,548 | \$ 38,963 | \$ 93,510 | \$ | 98,186 |
| Galf Course Maintenance: | | | | | | | | | |
| Salaries | | \$428,276 | \$474,149 | \$ | 278.147 | \$198,677 | \$476,824 | | \$497,856 |
| Administrative Fees | | \$5,210 | \$6,616 | \$ | 3,109 | \$2,220 | \$5,329 | | \$6,616 |
| FICA Expense | | \$3,210 | \$43,881 | \$ | | \$15,199 | \$36,477 | | \$38,086 |
| Health Insurance | | \$36,600 | \$38,513 | \$ | | \$26,370 | \$63,288 | | \$66,453 |
| Workers Compensation | | \$6,918 | \$10,462 | \$ | 4,630 | \$3,307 | \$7,936 | | \$10,462 |
| Unemployment | | \$4,111 | \$6,418 | \$ | 3,474 | \$2,481 | \$5,955 | | \$6,418 |
| Utilities | | \$31,363 | \$30,000 | \$ | | \$12,312 | \$29,548 | | \$32,080 |
| Repairs | | \$40,914 | \$48,000 | \$ | | \$19,559 | \$46,942 | | \$48,000 |
| Restaurant Repairs | | \$8,735 | \$10,000 | \$ | 1,408 | \$1,006 | \$2,413 | | \$5,000 |
| Fuel & Oil | | \$34,353 | \$40,000 | \$ | | \$1,000 | \$29,395 | | \$40,000 |
| Pest Control | | \$2,995 | \$2,000 | \$ | 2,607 | \$1,862 | | | |
| Irrigation/Drainage | | \$10,782 | \$20,000 | \$ | 9,686 | \$6,919 | \$4,469 | | \$4,600 |
| Sand/Topsoil | | | | \$ | | | \$16,605 | | \$20,000 |
| Flowers/Mulch | | \$11,504 | \$26,500 | \$ \$ | 9,184 | \$6,560 | \$15,744 | | \$26,500 |
| Fertilizer | | \$1,592 | \$7,000 | | 3,059 | \$2,185 | \$5,245 | | \$7,000 |
| | | \$168,566 | \$175,000 | \$ | 65,689 | \$46,921 | \$112,609 | | \$175,000 |
| Seed/Sod | | \$0 | \$10,000 | \$ | 272 | \$194 | \$466 | | \$10,000 |
| Trash Removal | | \$2,414 | \$3,000 | \$ | 1,874 | \$1,338 | \$3,212 | | \$3,462 |
| Contingencies | | \$6,563 | \$7,500 | \$ | ** | \$0 | \$0 | | \$7,500 |
| First Aid | | \$259 | \$800 | \$ | 277 | \$198 | \$474 | | \$800 |
| Operating Supplies | | \$8,636 | \$20,000 | \$ | 7,382 | \$5,273 | \$12,655 | | \$15,000 |
| Training | | \$1,432 | \$9,000 | \$ | 555 | \$396 | \$951 | | \$2,500 |
| Janitorial Supplies | | \$207 | \$1,000 | \$ | 700 | \$500 | \$1,199 | | \$1,200 |
| Janitorial Services | | \$27,188 | \$13,956 | \$ | 7,443 | \$5,316 | \$12,759 | | \$13,956 |
| Soil & Water Testing | | \$0 | \$1,000 | \$ | 100 | \$0 | \$0 | | \$1,000 |
| Uniforms | | \$10,421 | \$10,000 | \$ | 6,532 | \$4,666 | \$11,199 | | \$11,550 |
| Equipment Rental | | \$6,696 | \$2,000 | \$ | 2,687 | \$1,919 | \$4,606 | | \$4,606 |
| Equipment Lease | | \$220,829 | \$216,000 | \$ | 132,840 | \$94,886 | \$227,726 | | \$243,144 |
| Total Golf Course Maintenance | s | 1,110,267 | \$ 1,232,795 | \$ | 661,515 | \$ 472,511 | \$ 1,134,026 | \$ | 1,298,789 |
| Administrative Expenditures: | | | | | | | | | |
| Legal Fees | | \$563 | \$1,500 | | \$578 | \$413 | \$991 | | \$1,500 |
| Engineering Fees | | \$600 | \$0 | | \$0 | \$0 | \$0 | | \$600 |
| Arbitrage | | \$1,000 | \$600 | | \$800 | \$571 | \$1,371 | | \$600 |
| Dissemination | | \$500 | \$1,050 | | \$613 | \$438 | \$1,050 | | \$1,103 |
| Trustee Fees | | \$4,089 | \$4,100 | | \$2,385 | \$1,704 | \$4,089 | | \$4,510 |
| Annual Audit | | \$4,818 | \$5,000 | | \$2,964 | \$2,117 | \$5,081 | | \$5,278 |
| Golf Course Administrative Services | | \$56,280 | \$56,280 | | \$32,830 | \$23,450 | \$56,280 | | \$56,280 |
| Insurance | | \$146,804 | \$161,889 | | \$91,920 | \$65,657 | \$157,577 | | \$166,132 |
| Property Taxes | | \$9,420 | \$15,000 | | \$5,404 | \$3,860 | \$9,264 | | \$12,000 |
| Total Administrative Expenditures | s | 224,073 | \$ 245,419 | \$ | 137,494 | \$ 98,210 | \$ 235,704 | \$ | 248,003 |
| | | | 2 213,127 | _ | 207,107 | · 70,210 | ¢ 200,701 | | |
| Reserves: | | | 4 | | | | 4 | | |
| Renewal & Replacement | | \$140,691 | \$84,410 | | \$84,410 | \$0 | \$84,410 | | \$166,848 |
| Total Reserves | \$ | 140,691 | \$ 84,410 | \$ | 84,410 | \$. | \$ 84,410 | \$ | 166,848 |
| Total Revenues | \$ | 2,427,841 | \$ 2,391,358 | \$ | 1,661,211 | \$ 1,186,579 | \$ 2,847,790 | \$ | 2,636,321 |
| Total Expenditures | \$ | 2,249,431 | \$ 2,379,358 | \$ | 1,389,827 | \$ 932,441 | \$ 2,322,268 | \$ | 2,634,321 |
| Operating Income (Loss) | \$ | 178,409 | | \$ | | \$ 254,138 | | \$ | |
| operating medine (adas) | 3 | 1/0,409 | \$ 12,000 | 4 | 271,384 | 3 234,138 | \$ 525,522 | , | 2,000 |

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2026

| | à, | Actuals FY 2024 | Adopted Budget FY 2025 | Actuals As Of 4/30/25 | Projected Next 5 Months | - p | Total rojected @ 9/30/25 | Proposed Budget FY 2026 |
|---|----|--------------------|------------------------------|-----------------------------|-------------------------------|-----|--------------------------------|-------------------------------|
| Non Operating Revenues/(Expenditures): | | | | | | | | |
| Assessments - Recreation Debt Service | | \$589,195 | \$560,250 | \$326,813 | \$233,438 | | \$560,250 | \$560,250 |
| Interest Income | | \$18,140 | \$1,000 | \$11,255 | \$8,040 | | \$19,295 | \$10,000 |
| Reserve Funding - Transfer Out (PY Excess) | | \$0 | \$0 | \$0 | \$0 | | \$0 | \$0 |
| Interfund Transfer Out - Restaurant | | \$0 | \$0 | \$0 | \$0 | | \$0 | \$0 |
| Recreation Fees | | \$0 | \$0 | \$0 | \$0 | | \$0 | \$0 |
| Interest Expense | | (\$77,750) | (\$53,250) | (\$31,063) | (\$22,188) | | (\$53,250) | (\$27,250) |
| Principal Expense | | (\$490,000) | (\$520,000) | (\$303,333) | (\$216,667) | | (\$520,000) | (\$545,000) |
| Total Non Operating Revenues/(Expenditures) | \$ | 39,585 | \$ (12,000) | \$ 3,672 | \$ 2,623 | \$ | 6,295 | \$ (2,000) |
| Net Non Operating Income / (Loss) | \$ | 217,994 | \$ | \$ 275,056 | \$ 256,761 | \$ | 531,817 | \$ (0) |

Recreational Operating Budget

Revenues:

Green Fees

Estimated revenue for public paid rounds of golf.

Gift Cards - Sales & Usage

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase. Also included is the estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees

Estimated revenue of customers who purchase memberships to the District golf course in advance for the year.

Loyalty Program

Estimated costs of all associate memberships sold. The associate membership costs \$79 and lasts for one year. The membership gets the member a 20% discount on golf rounds and other discounts on range balls, apparel, and USGA handicap service.

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

Estimated revenue from golfing lessons given at the golf course. The District leases the golf instruction program to the Mike Hogan Golf Academy.

Merchandise Sales

Estimated revenues from clothing, equipment, and supplies sold in the District's Pro Shop.

Assessments - Recreation Operations

The District will levy Non-Ad Valorem assessments on all the assessable property within the District to help fund all of the General Operating Expenditures for the fiscal year.

Miscellaneous Income

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

General Expenditures:

Other Contractual Services

Estimated cost for a full-time restaurant manager at Hook and Eagle Tavern.

| Vendor | Monthly Amount | | Ann | ual Amount |
|----------------------------|-----------------------|-----|-----|------------|
| Charter (Cable & Internet) | \$ | 329 | \$ | 3,947 |
| Waste Management | \$ | 744 | \$ | 8,924 |
| Great American Financial | \$ | 156 | \$ | 1,876 |
| Contingency | | | \$ | 5,253 |
| Total | | | \$ | 20,000 |

Telephone

Represents regular telephone lines, credit card, and internet access. A portion of expenses related to the District are transferred to the General Fund.

| Vendor | Monthly Amount | Annual Amount | | | |
|-------------------|----------------|---------------|--------|--|--|
| Cricket Wireless | \$ 239 | \$ | 2,868 | | |
| Fusion | \$ 1,271 | \$ | 15,252 | | |
| Hulu Subscription | \$ 106 | \$ | 1,272 | | |
| Contingency | | \$ | 1,000 | | |
| Total | | \$ | 20,392 | | |

Utilities

The District has the following utility accounts related to the operations.

| Vendor | Account | Month | ly Amount | Annu | nual Amount | |
|---------------|---------------|-------|-----------|------|-------------|--|
| FPL | 10579-42334 | \$ 19 | | \$ | 2,280 | |
| FPL | 91273-57086 | \$ | 30 | \$ | 360 | |
| City of Cocoa | 313093-70192 | \$ 92 | | \$ | 1,104 | |
| City of Cocoa | 150351-141774 | \$ | 92 | \$ | 1,104 | |
| Contingency | | | | \$ | 500 | |
| Total | | | | \$ | 5,348 | |

Repairs & Maintenance

Any miscellaneous repairs and maintenance, including electrical, plumbing, hardware, locksmiths, painting and HVAC. A portion of expenses related to the District are transferred to the General Fund.

Bank Charges

Bank charges related to credit card usage as well as account service charges for the operating checking account fund.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g. paper, minute books, file folders, labels, paper clips, etc.

Operating Supplies

Represents various operating supplies purchased.

Dues, Licenses & Subscriptions

The following represents the estimated cost for license, membership subscriptions and permit renewals for the fiscal year.

| Vendor | Description | Annu | al Amount |
|---------------------------|----------------------|------|-----------|
| Brevard County | Business Tax License | \$ | 82 |
| City of Rockledge | Business License | \$ | 200 |
| Club Caddie | Membership | \$ | 7,788 |
| DBPR | License | \$ | 1,820 |
| Florida State Golf Assoc. | Handicap Fees | \$ | 5,000 |
| Florida State Golf Assoc. | Membership | \$ | 150 |
| Contingency | | \$ | 250 |
| Total | | \$ | 15,290 |

Drug Testing - All Departments

Costs incurred for drug testing.

Training, Education & Employee Relations

Costs incurred in sending District personnel to any training seminars or having personnel trained on site for different aspects to more efficiently and effectively operate the golf course. Also, any expense incurred for staff meetings and help wanted ads.

Contractual Security

Security system costs for the maintenance of clubhouse alarm systems.

IT Services

Costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Golf Course Operations:

Salaries

The District currently has a 1 full-time and 33 part-time employees to handle the golf course operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|--|
| United Healthcare | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short-Term Disability |
| Combined | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for golf operations.

| Vendor | Account | Month | ly Amount | Annual Amount | | |
|---------------|---------------|-------|-----------|---------------|--------|--|
| FPL | 03449-33189 | \$ | 600 | \$ | 7,200 | |
| FPL | 07938-52104 | \$ | 750 | \$ | 9,000 | |
| City of Cocoa | 150351-112664 | \$ | 190 | \$ | 2,280 | |
| Contingency | | | | \$ | 500 | |
| Total | | | | \$ | 18,980 | |

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

| Vendor | Monthly Amount | | Annu | ial Amount |
|-------------------------|----------------|----|------|------------|
| Ecolab Pest Elimination | \$ | 95 | \$ | 1,140 |
| Contingency | | | \$ | 160 |
| Total | | | \$ | 1,300 |

Supplies

Estimated costs of miscellaneous supplies that the District may need to purchase for golf operations.

Uniforms

The estimated costs of uniforms for pro shop personnel. Once hired, all employees get a District golf shirt to wear during work hours.

Training, Education & Employee Relations

The District will incur the cost of the Assistant Pro Program and any training deemed necessary for the Pro Shop staff or cart facility personnel, for example, cart mechanics training and any help wanted ads.

Cart Lease

The expense related to leasing of carts for the golf course.

| Vendor | Monthly Amount | Ann | ual Amount |
|-------------------------|----------------|-----|------------|
| The Huntington National | \$ 493 | \$ | 5,911 |
| Yamaha | \$ 197 | \$ | 2,361 |
| Golf Cart | \$ 10,784 | \$ | 129,412 |
| Total | | \$ | 137,684 |

Cart Maintenance

The expenses related to any repairs and maintenance of the golf carts that are incurred during the year.

Driving Range Supplies

Any expenses incurred related to the driving range operation, for example range balls, tokens, buckets, bag stands, clock rope and sand/water buckets.

Merchandise Sales:

Cost of Goods Sold

Represents the cost of clothing, equipment, and supplies sold in the Pro Shop.

Golf Course Maintenance:

Salaries

The District currently has a 11 full-time and 2 part-time employees to handle the golf course maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|--|
| United Healthcare | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short-Term Disability |
| Combined | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Utilities

Estimated cost of basic utilities for golf operations.

| Vendor | Account | Month | nly Amount | Annı | ual Amount |
|---------------|--------------|-------|------------|------|------------|
| FPL | 83490-45156 | \$ | 2,150 | \$ | 25,800 |
| City of Cocoa | 313093-70192 | \$ | 440 | \$ | 5,280 |
| Contingency | | | | \$ | 1,000 |
| Total | | | | \$ | 32,080 |

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Restaurant Repairs

Any costs related to miscellaneous restaurant repairs and maintenance that occur during the fiscal year.

Fuel & Oil

Costs related to fuel purchased for maintenance machinery that occurs during the fiscal year.

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

| Vendor | | Vendor Monthly Amount | | | Annual Amount | |
|--------------------------------|----|-----------------------|-----|----|---------------|--|
| Ecolab Pest Elimination | \$ | | 375 | \$ | 4,500 | |
| Contingency | | | | \$ | 100 | |
| Total | | | | \$ | 4,600 | |

Irrigation/Drainage

Estimated irrigation and drainage maintenance expenditures that may occur during the fiscal year.

Sand/Topsoil

Costs related to sand and topsoil expenditures that may occur during the fiscal year. The District buys all supplies from Golf Specialties, Inc. Some supplies may include top-dress sand, divot sand, and shell rock for the golf course.

Flowers/Mulch

Estimated costs of flowers and mulch for the golf course and clubhouse.

Fertilizer

Estimated costs of fertilizer, herbicide, insecticide, fungicide and other chemicals needed for the golf course.

Seed/Sod

Costs of seed and sod expenditures for the golf course that may occur during the fiscal year.

Trash Removal

Estimated costs for trash removal services to empty dumpster(s) once a month by Waste Management at the golf course.

| Vendor | | Monthly Amount | | Annual Amount | | |
|------------------------|----|----------------|-----|---------------|-------|--|
| Waste Management, Inc. | \$ | | 226 | \$ | 2,712 | |
| Contingency | | | | \$ | 750 | |
| Total | | | | \$ | 3,462 | |

Contingencies

Funding of unanticipated costs.

First Aid

Costs of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year,

Operating Supplies

Represents various operating supplies purchased.

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

Costs of janitorial supplies that may occur during the fiscal year.

Janitorial Services

Costs of janitorial services that may occur during the fiscal year.

Soil & Water Testing

Costs for soil and water testing that may occur during the fiscal year.

<u>Uniforms</u>

The District is in contract with Unifirst to supply uniforms for the golf course maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

| Vendor | | Monthly Amount | | | Annual Amount | | |
|-------------|----|----------------|-----|----|---------------|--|--|
| Unifirst | \$ | | 900 | \$ | 10,800 | | |
| Contingency | | | | \$ | 750 | | |
| Total | | | | \$ | 11,550 | | |

Equipment Rental

Rental of larger capital items required for course maintenance.

Equipment Lease

The District currently has the following equipment leases for the golf course.

| Vendor | Monthly Amount | | Ann | ual Amount |
|-------------------------|----------------|--------|-----|------------|
| Dex Imaging | \$ | 110 | \$ | 1,320 |
| The Huntington National | \$ | 19,500 | \$ | 234,000 |
| Wells Fargo | \$ | 652 | \$ | 7,824 |
| Total | | | \$ | 243,144 |

Administrative Expenditures:

Legal Fees

The District's attorney will be providing general legal services to the District that are directly related to operations of the golf course, i.e. reviewing contracts, agreements, resolutions, rule amendments, etc.

Engineering Fees

The District's engineer, Robb & Taylor Engineering Solutions Inc, may provide engineering services for the golf course.

Arbitrage

The District will contract with an Independent certified public accounting firm to annually calculate the District's Arbitrage Rebate Liability on Special Assessments Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c212(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Special Revenue Assessment Refunding Bonds, Series 2012 bonds that are deposited with a Trustee at U.S. Bank.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm.

Golf Course Administrative Services

Cost of administrative services provided for the CDD.

| Description | An | nual Amount |
|-------------------------------|----|-------------|
| Base | \$ | 75,000.00 |
| 10% of Maintenance Supervisor | \$ | (7,280.00) |
| 50% of Labor Position | \$ | (11,440.00) |
| Total | \$ | 56,280.00 |

Insurance

Egis Insurance & Risk Advisors provide the District's general liability, property, and crime insurance coverage. Egis Insurance & Risk Advisors also provide a three year pollution policy.

| Description | 27536 | | | |
|-------------------|-------|---------|--|--|
| General Liability | \$ | 46,967 | | |
| Property | \$ | 119,165 | | |
| Total | \$ | 166,132 | | |

Property Taxes

This amount is an estimate of property taxes that will need to be paid throughout this fiscal year.

Reserves:

Renewal & Replacement

The golf course transfers 2% of its monthly revenues to the Capital Reserve Fund to help fund for equipment replacement and other capital expenditures estimated for the fiscal year.

Viera East
Community Development District
Recreation Fund Debt Service - Series 2012
Amortization Schedule

| Date | Bond Balance | Interest | Principal | 64 | Interest | 1 | Fiscal Year Total |
|----------|--------------|----------|--------------|----|-----------|----|----------------------|
| Date | Bona Baranco | miorobi | Типогран | | | | |
| 11/01/19 | 3,305,000 | | | \$ | 78,412.50 | \$ | 559,231.25 |
| 05/01/20 | 3,305,000 | 4.375% | \$410,000 | \$ | 78,412.50 | | |
| 11/01/20 | 2,895,000 | | | \$ | 70,212.50 | \$ | 558,625.00 |
| 05/01/21 | 2,895,000 | 4.625% | \$425,000 | \$ | 70,212.50 | | |
| 11/01/21 | 2,470,000 | | | \$ | 60,915.63 | \$ | 556,128.13 |
| 05/01/22 | 2,470,000 | 5.000% | \$445,000 | \$ | 60,915.63 | | |
| 11/01/22 | 2,025,000 | | | \$ | 50,625.00 | \$ | 556,540.63 |
| 05/01/23 | 2,025,000 | 5.000% | \$470,000 | \$ | 50,625.00 | | |
| 11/01/23 | 1,555,000 | | | \$ | 38,875.00 | \$ | 559,500.00 |
| 05/01/24 | 1,555,000 | 5.000% | \$490,000 | \$ | 38,875.00 | | |
| 11/01/24 | 1,065,000 | | | \$ | 26,625.00 | \$ | 555,500.00 |
| 05/01/25 | 1,065,000 | 5.000% | \$520,000 | \$ | 26,625.00 | | |
| 11/01/25 | 545,000 | | | \$ | 13,625.00 | \$ | 560,250.00 |
| 05/01/26 | 545,000 | 5.000% | \$545,000 | \$ | 13,625.00 | \$ | 558,625.00 |
| | | | \$ 3,305,000 | \$ | 678,581 | \$ | 4,464,400 |

219 East Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

May 23, 2025

Brevard County Manager

Mr. Jim Liesenfelt 2725 Judge Fran Jamieson Way, Bldg. C Melbourne, Florida 32940

City of Rockledge Manager

Ms. Brenda Fettrow 1600 Huntington Lane Rockledge, FL 32955

Re:

Viera East Community Development District

Proposed Budget Fiscal Year 2026

Dear Managers:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2026 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Brittany Brookes Recording Secretary

Enclosure

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|-----|--|--|--|
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| V | | | |

Proposed Budget FY 2026



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Viera East Community Development District General Fund Proposed Operating Budget Fiscal Year 2026

| | | | | 120 | | | | | |
|---------------------------------------|--------------------|-------|------------------------|-----|--------------------------------------|----------------------------|----|---------------------------------|-------------------------------|
| | Actuals FY 2024 | Ві | opted idget 2025 | | Actuals As Of 4 /30/ 25 | rojected Next Months | F | Total Projected @ 9/30/25 | Proposed Budget FY 2026 |
| Revenues | | | | | | | | | |
| Maintenance Assessments | \$1,392,551 | 1 \$1 | ,378,973 | | \$1,356,828 | \$22,145 | | \$1,378,973 | \$1,378,973 |
| Golf Course Administrative Services | \$56,280 | | \$56,280 | | \$32,830 | \$23,450 | | \$56,280 | \$56,280 |
| Donations for Park Materials | \$0 | | \$5,000 | | \$0 | \$0 | | \$0 | \$0 |
| Miscellaneous Income - Farmers Market | \$4,166 | 3 | \$20,000 | | \$6,292 | \$4,494 | | \$10,786 | \$10,000 |
| Interest Income | \$1 | I | \$100 | | \$9,699 | \$6,928 | | \$16,627 | \$5,000 |
| Total Revenues | \$ 1,452,998 | \$ 1, | 460,353 | \$ | 1,405,649 | \$ 57,017 | \$ | 1,462,666 | \$ 1,450,253 |
| Administrative Expenditures | | | | | | | | | |
| Supervisors Fees | \$23,142 | | \$30,519 | | \$15,180 | \$10,843 | | \$26,023 | \$30,519 |
| Engineering Fees | \$16,850 | | \$5,000 | | \$0 | \$1,000 | | \$1,000 | \$5,000 |
| Attorney's Fees | \$6,629 | | \$20,000 | | \$2,988 | \$2,134 | | \$5,122 | \$20,000 |
| Dissemination | \$1,000 | | \$1,050 | | \$613 | \$438 | | \$1,050 | \$1,082 |
| Trustee Fees | \$673 | | \$5,600 | | \$2,357 | \$1,684 | | \$4,041 | \$6,160 |
| Annual Audit | \$13,482 | | \$14,000 | | \$8,294 | \$5,924 | | \$14,219 | \$15,022 |
| Collection Agent | \$0 | | \$2,500 | | \$0 | \$2,500 | | \$2,500 | \$2,575 |
| Management Fees | \$109,754 | \$ | 115,242 | | \$67,225 | \$48,018 | | \$115,242 | \$118,700 |
| Postage | \$745 | | \$2,000 | | \$10 | \$500 | | \$510 | \$2,000 |
| Printing & Binding | \$380 | | \$2,500 | | \$223 | \$159 | | \$382 | \$2,500 |
| Insurance - Liability | \$9,121 | | \$15,229 | | \$5,693 | \$4,067 | | \$9,760 | \$12,804 |
| Legal Advertising | \$752 | | \$2,500 | | \$299 | \$214 | | \$513 | \$2,500 |
| Other Current Charges | \$1,295 | | \$1,200 | | \$158 | \$113 | | \$272 | \$1,200 |
| Office Supplies | \$1,848 | | \$2,000 | | \$103 | \$74 | | \$177 | \$2,000 |
| Dues & Licenses | \$175 | | \$175 | | \$175 | \$0 | | \$175 | \$175 |
| Information Technology | \$4,605 | | \$4,735 | | \$2,762 | \$1,973 | | \$4,735 | \$4,972 |
| Total Administrative | \$ 190,452 | \$ | 224,250 | \$ | 106,081 | \$ 79,640 | \$ | 185,720 | \$ 227,208 |
| Operating Expenditures | | | | | | | | | |
| Salaries | \$171,624 | \$ | 178,500 | | \$102,649 | \$73,321 | | \$175,969 | \$187,425 |
| Administration Fee | \$1,053 | • | \$1,436 | | \$1,495 | \$1,068 | | \$2,563 | \$1,508 |
| FICA Expense | \$13,603 | : | \$14,155 | | \$7,853 | \$5,609 | | \$13,462 | \$14,338 |
| Health Insurance | \$6,076 | | \$5,000 | | \$821 | \$586 | | \$1,407 | \$5,250 |
| Workers Compensation | \$2,810 | | \$3,790 | | \$1,546 | \$1,104 | | \$2,651 | \$4,169 |
| Unemployment | \$756 | | \$1,119 | | \$610 | \$436 | | \$1,046 | \$1,119 |
| Retirement Contribution | \$0 | | \$5,061 | | \$0 | \$5,061 | | \$5,061 | \$5,061 |
| Other Contractual | \$6,541 | ; | \$10,000 | | \$4,385 | \$3,132 | | \$7,518 | \$10,000 |
| Marketing - Lifestyle/Amenities | \$85,586 | | \$95,000 | | \$49,748 | \$35,535 | | \$85,283 | \$95,000 |
| Training | \$0 | | \$500 | | \$0 | \$500 | | \$500 | \$500 |
| Uniforms | \$168 | | \$0 | | \$0 | \$0 | | \$0 | \$0 |
| Total Operating | \$ 288,217 | \$: | 314,561 | \$ | 169,108 | \$ 126,352 | \$ | 295,460 | \$ 324,370 |
| Maintenance Expenditures | | | | | | | | | |
| Canal Maintenance | \$16,551 | 5 | \$14,000 | | \$0 | \$14,000 | | \$14,000 | \$14,000 |
| Lake Bank Restoration | \$257,423 | | 164,000 | | \$170,620 | \$0 | | \$170,620 | \$164,000 |
| Lake Bank Education Project | \$0 | | \$3,000 | | \$0 | \$3,000 | | \$3,000 | \$3,000 |
| Environmental Services | \$1,864 | 5 | \$10,000 | | \$0 | \$10,000 | | \$10,000 | \$10,000 |
| Water Management System | \$133,715 | \$1 | 134,248 | | \$78,788 | \$56,277 | | \$135,066 | \$143,281 |
| Midge Control | \$0 | | \$8,000 | | \$0 | \$8,000 | | \$8,000 | \$8,000 |
| Contingencies | \$7,941 | 5 | \$10,000 | | \$400 | \$286 | | \$686 | \$7,500 |
| Fire Line Management | \$2,000 | | \$3,500 | | \$1,895 | \$1,354 | | \$3,249 | \$3,500 |
| Basin Repair | \$1,100 | | \$3,000 | | \$0 | \$3,000 | | \$3,000 | \$3,000 |
| | | | | | | | | | |

Viera East Community Development District General Fund Proposed Operating Budget Fiscal Year 2026

| | | Adopted | П | Actuals | P | rojected | | Total | | roposed |
|---|--------------|-----------------|------|-----------|----|-----------------|----|------------|----|-----------|
| | Actuals | Budget | | As Of | | Next | | rojected @ | | Budget |
| | FY 2024 | FY 2025 | - 16 | 1/30/25 | 5 | Months | _ | 9/30/25 | _ | FY 2026 |
| Grounds Maintenance Expenditures | | | | | | | | | | |
| Salaries | \$196,723 | \$232,730 | | \$118,820 | | \$84,871 | | \$203,691 | | \$244,367 |
| Bonus Program | \$41,823 | \$0 | | \$59,814 | | \$0 | | \$59,814 | | \$0 |
| Administrative Fees | \$2,008 | \$2,840 | | \$1,233 | | \$880 | | \$2,113 | | \$2,840 |
| FICA Expense | \$15,626 | \$19,787 | | \$9,090 | | \$6,493 | | \$15,582 | | \$18,694 |
| Health Insurance | \$27,031 | \$32,893 | | \$18,092 | | \$12,923 | | \$31,016 | | \$34,538 |
| Workers Compensation | \$3,211 | \$4,942 | | \$2,010 | | \$1,436 | | \$3,445 | | \$5,436 |
| Unemployment | \$1,301 | \$2,608 | | \$1,208 | | \$863 | | \$2,071 | | \$2,608 |
| Retirement Contribution | \$0 | \$6,682 | | \$0 | | \$6,682 | | \$6,682 | | \$6,682 |
| Telephone/Internet | \$15,587 | \$15,660 | | \$3,277 | | \$2,341 | | \$5,618 | | \$6,000 |
| Utilities | \$7,556 | \$15,000 | | \$3,657 | | \$2,612 | | \$6,269 | | \$8,020 |
| Property Appraiser | \$1,989 | \$1,990 | | \$2,391 | | \$0 | | \$2,391 | | \$2,100 |
| Insurance - Property | \$3,592 | \$3,344 | | \$2,121 | | \$1,515 | | \$3,636 | | \$3,711 |
| Repairs | \$20,109 | \$25,000 | | \$24,781 | | \$17,700 | | \$42,481 | | \$25,000 |
| Fuel | \$17,783 | \$21,000 | | \$8,495 | | \$6,068 | | \$14,563 | | \$20,000 |
| Park Maintenance | \$29,505 | \$45,000 | | \$17,159 | | \$12,257 | | \$29,416 | | \$35,000 |
| Sidewalk Repair | \$13,712 | \$15,000 | | \$0 | | \$5,000 | | \$5,000 | | \$15,000 |
| Chemicals | \$1,604 | \$4,000 | | \$564 | | \$403 | | \$966 | | \$4,000 |
| Contingencies | \$10,392 | \$10,000 | | \$9,252 | | \$6,608 | | \$15,860 | | \$10,000 |
| Refuse | \$10,175 | \$12,000 | | \$10,051 | | \$7,179 | | \$17,230 | | \$18,00 |
| Office Supplies | \$170 | \$0 | | \$1,411 | | \$1,008 | | \$2,420 | | \$2,500 |
| Uniforms | \$3,152 | \$4,000 | | \$763 | | \$545 | | \$1,309 | | \$4,000 |
| Fire Alarm System | \$3,658 | \$7,500 | | \$270 | | \$193 | | \$462 | | \$500 |
| Rain Bird Pump System | \$28,041 | \$28,041 | | \$9,194 | | \$6,567 | | \$15,761 | | \$28,04 |
| Park Materials | \$0 | \$10,000 | | \$262 | | \$187 | | \$449 | | \$10,000 |
| Bay Hill Flow Way Maintenance | \$0 | \$20,000 | | \$0 | | \$0 | | \$0 | | \$20,000 |
| Maintenance Reserve - Transfer Out | \$0 | \$31,777 | | \$31,777 | | \$0 | | \$31,777 | | \$4,65 |
| Maintenance Reserve - Transfer Out (Excess) | \$96,816 | \$0 | | \$0 | | \$0 | | \$0 | | \$ |
| Total Grounds Expenditures | \$ 551,564 | \$ 571,793 | \$ | 335,691 | \$ | 184,331 | \$ | 520,022 | \$ | 531,688 |
| Total Expenses | \$ 1,450,826 | \$ 1,460,353 | \$ | 862,583 | \$ | 486,240 | \$ | 1,348,823 | \$ | 1,439,54 |
| Excess Revenue/(Expenditures) | \$ 2,172 | \$ (0) | \$ | 543,066 | \$ | (429,223) | \$ | 113,843 | \$ | 10,70 |

| | | FY 2025 | FY 2026 | | |
|--|----|-----------|---------|-----------|--|
| Net Assessment - General | \$ | 1,350,028 | \$ | 1,350,028 | |
| Net Assessment - Recreation | \$ | 28,945 | \$ | 28,945 | |
| Total Net Assessments | \$ | 1,378,973 | \$ | 1,378,973 | |
| Discounts @ 6% | \$ | 88,020 | \$ | 88,020 | |
| Gross Assessment | \$ | 1,466,993 | \$ | 1,466,993 | |
| Assessable Units - Residential | | 4,204 | | 4,204 | |
| Assessable Units - Non-Residential | | 1,869 | | 1,869 | |
| Total Units | | 6,073 | | 6,073 | |
| Gross Assessment per Unit - General Fund | s | 236 | \$ | 236 | |
| • | \$ | 129 | \$ | 129 | |
| Assessable Units - Non-Residential | \$ | 139 | \$ | 139 | |
| • | \$ | 504 | \$ | 504 | |

General Fund Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the fiscal year.

Golf Course Administrative Services

Represents Golf Course Fund portion of salary and benefits for employees paid from the General Fund.

| Description | | | |
|-------------------------------|----|-------------|--|
| Base | \$ | 75,000.00 | |
| 10% of Maintenance Supervisor | \$ | (7,280.00) | |
| 50% of Labor Position | \$ | (11,440.00) | |
| Total | \$ | 56,280.00 | |

Miscellaneous Income - Farmers' Market

Miscellaneous income received by the District including income from the Farmers' Market.

Interest Income

The District will earn interest on balances invested during the year.

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for two meetings per month.

Engineering Fees

The District's engineer, Robb & Taylor Engineering Solutions Inc, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

300 South Orange Avenue

Suite 300

Orlando, FL 32801

Telephone: (407) 835-6759

Fax: (407) 849-7288

The District's legal counsel, Shutts and Bowen, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District will pay annual trustee fees for the Series 2020 Special Assessment Revenue Bond.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm. The estimated cost of the audit is based on the prior fiscal year and will be shared with the Recreational Fund.

Collection Agent

Fees incurred by GMS-Central Florida, LLC for calculating, levying and certification of the District's Non-Ad valorem Maintenance Assessments with the Brevard County Tax Collector.

| Contractor | Services | N. | Ionthly | Annual |
|--------------------------|-------------|----|---------|----------------|
| GMS-Central Florida ,LLC | Assessments | \$ | 214.58 | \$ 2,575.00 |

Management Fees

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

Postage

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior year's cost.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, District brochures, correspondence, stationary, envelopes etc.

Insurance - Liability

The District's general liability, public official's liability, and automobile insurance coverage is provided by EGIS Insurance & Risk Advisors.

| Description | Admin. Amount | Field Amount | Annual Amount | | |
|-------------------|---------------|--------------|---------------|--------|--|
| General Liability | \$ 7,784 | \$ * | \$ | 7,784 | |
| POL/EPLI | \$ 5,020 | \$ ¥ | \$ | 5,020 | |
| Property | \$ 2 | \$ 3,711 | \$ | 3,711 | |
| Total | \$ 12,804 | \$ 3,711 | \$ | 16,515 | |

Legal Advertising

Advertising of monthly board meetings, public hearings, and any other legal advertising that may be required.

Other Current Charges

Any miscellaneous expenses incurred by the District that were not previously budgeted.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g. paper, minute books, file folders, labels, paper clips, etc.

Dues & Licenses

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only anticipated expenditure for this category.

Information Technology

Costs related to the District's accounting and information systems; District's website creation and maintenance; electronic compliance with Florida Statutes and other electronic data requirements.

Operating Expenditures:

Salaries

The District currently has a General Manager and 1 full-time employee to handle the operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents the fees to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|--|
| United Healthcare | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short-Term Disability |
| Combined | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Retirement Contribution

Contribution to the retirement account for eligible employees.

Other Contractual

Miscellaneous fees and contracts incurred for the District.

| Description | Annı | ial Amount |
|---------------------------|------|------------|
| Ecolab Pest Elimination | \$ | 5,697 |
| Xelar Copier | \$ | 1,876 |
| Additional Contract Funds | \$ | 2,427 |
| Total | \$ | 10,000 |

Marketing-Lifestyle/Amenities

The District is in contract with Unique Webb Consulting to provide lifestyle and marketing services which include, but are not limited to social media publications, strategy planning, blogging, videography, photography, event planning, and marketing. This also includes all ads in the Viera Voice for the CDD golf course.

Training

Expenses for providing training to staff.

Maintenance Expenditures:

Canal Maintenance

Represents costs associated with the maintenance of the canals located east and west of I-95. The canals east of I-95 are maintained by various contractors paid by the District on an "as needed" basis. The canals west of I-95 are maintained by A. Duda & Sons and billed to the District.

Lake Bank Restoration

Allocation of funds dedicated for lake bank restoration throughout the District.

Lake Bank Education Project

Allocation of funds dedicated for the lake bank education project.

Environmental Services

The District will incur the following costs related to maintaining and managing the various conservation areas (wetlands and uplands), which are the responsibility of the District. The amount is based upon the current contract with Kevin L. Erwin, plus an allowance for additional services from other providers that may be required. Services provided under this budget item may include the following:

Wetland monitoring reports as required by SJRWMD and USA COE.

Wetland maintenance and removal of exotic species as required to conform to permit requirements.

Habitat management including burns of preserved areas as required within the approved Habitat Management Plan(s).

Permit compliance and general services as required.

Water Management System

The District currently has a contract with ECOR Industries, Inc. to provide Aquatic Maintenance Service for the District's Lakes.

| Description | Montl | ıly Amount | Ann | ual Amount |
|--|-------|------------|-----|------------|
| Natural Areas Management | \$ | 4,585 | \$ | 55,020 |
| Wingate & Auburn Lake Aquatic Weed Control | \$ | 939 | \$ | 11,263 |
| Bayhill Wetland Maintenance | \$ | 440 | \$ | 5,280 |
| Natural Vegetation Management (Bi-Monthly) | \$ | 220 | \$ | 1,320 |
| Aquatic Weed Control | \$ | 4,740 | \$ | 56,878 |
| Header Canal Maintenance (Quarterly) | \$ | 1,780 | \$ | 7,120 |
| Woodside Park Maintenance | \$ | 200 | \$ | 2,400 |
| Unanticipated Repairs / Improvements | \$ | | \$ | 4,000 |
| Total | \$ | 12,903 | \$ | 143,281 |

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

Any miscellaneous expenses incurred by the District that were not previously budgeted.

Fire Line Maintenance

Expenses related to the maintenance of the various fire lines throughout the District. This mainly includes the mechanical removal of vegetation between homeowners' properties and conservation areas in order to slow or stop the spread of wildfire.

Basin Repair

Expenses related to the repair and maintenance of the drainage structures at District Basins III, IV, and V. The drainage structures that get repaired are the outfalls (connect lakes) and the flow ways (connect lakes to St Johns River).

Grounds Maintenance Expenditures:

Salaries

The District currently has a 4 full-time employees and 1 part time employee to handle the grounds maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Bonus Program

Represents annual bonus to be paid to eligible employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|--|
| United Healthcare | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short-Term Disability |
| Combined | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Retirement Contribution

Contribution to the retirement account for eligible employees.

Telephone/Internet

Expenses incurred for the telephone, fax machine and internet.

<u>Utilities</u>

The District has the following utility account with Florida Power and Light to provide electricity for the maintenance building.

| Vendor | Account | Monthl | y Amount | Annual Amount | | | |
|-------------|-------------|--------|----------|---------------|-------|--|--|
| FPL | 83490-45156 | \$ | 585 | \$ | 7,020 | | |
| Contingency | | | | \$ | 1,000 | | |
| Total | | | | \$ | 8,020 | | |

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for FY2026 is estimated to be \$2,100.

Insurance - Property

Represents the amount paid for the property portion of the insurance premium with Egis Insurance & Risk Advisors. The property includes vehicles, equipment, etc.

| Description | | Admin. Amount | Field Amount | Annual Amount | | |
|-------------------|----|---------------|----------------|---------------|--------|--|
| General Liability | \$ | 7,784 | \$ 3 | \$ | 7,784 | |
| POL/EPLI | \$ | 5,020 | \$ <u> </u> | \$ | 5,020 | |
| Property | \$ | 5. | \$ 3,711 | \$ | 3,711 | |
| Total | \$ | 12,804 | \$ 3,711 | \$ | 16,515 | |

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

<u>Fuel</u>

Costs related to fuel purchased for grounds maintenance machinery that occur during the fiscal year.

Park Maintenance

Represents costs associated with the maintenance of the parks and trails located within the district.

Sidewalk Repair

Represents costs associated with the repair of the sidewalks located within the district.

Chemicals

Includes fungicide applications, herbicide applications and insecticide applications needed to maintain the grounds.

Contingencies

Represents any miscellaneous expenses incurred by the District that were not previously budgeted.

Refuse

Estimated costs for refuse services to empty dumpster(s) twice monthly by Berry Disposal is:

| Contractor | Services | Monthly | Annual | | |
|----------------|----------------|-------------|--------------|--|--|
| Berry Disposal | Empty Dumpster | \$ 1,435 | \$ 17,220 | | |
| Contingency | | | \$ 780 | | |
| | | | \$ 18,000 | | |

Office Supplies

Costs for items used in the office.

<u>Uniforms</u>

The District is in contract with Unifirst to supply uniforms for the maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

| | Vendor | Monthly A | mount | Annu | al Amount |
|-------------|--------|-----------|-------|------|-----------|
| Unifirst | | \$ | 300 | \$ | 3,600 |
| Contingency | | | | \$ | 400 |
| Total | | | | \$ | 4,000 |

Fire Alam System

The District is in contract with Everon, LLC to provide monthly fire and burglary alarm system monitoring and maintenance. The services will be split between the Golf Course and Operations.

Rain Bird Pump System

The District will be financing a new pump system for irrigation through Rain Bird.

| Vendor | Monthly Amount | Annı | ual Amount |
|-----------------|----------------|------|------------|
| Rain Bird | \$ 2,298 | \$ | 27,581 |
| Additional Fees | 3 | \$ | 460 |
| Total | | \$ | 28,041 |

Park Materials

Costs for items used for the park.

Bay Hill Flow Way Maintenance

Expenses incurred related to the maintenance of Bay Hill flow way.

Maintenance Reserves - Transfer Out

Funds allocated annually to insure available cash for ongoing operations of the District and for major repair or replacement of capital items.

Viera East Community Development District Capital Reserve Fund Proposed Budget FY 2026

| | Adopted Budget FY 2025 | Actuals As Of 4/30/25 | ľ | Projected Next 5 Months | (| Total Projected @ 9/30/25 | Proposed Budget FY 2026 |
|--|------------------------------|-----------------------------|----|-------------------------------|----|---------------------------------|-------------------------------|
| Revenues | | | | | | | |
| Beginning Fund Balance | \$1,660,412 | \$1,582,623 | | \$0 | | \$1,582,623 | \$ 1,398,590 |
| Interest Income | \$500 | \$7,827 | | \$5,591 | | \$13,418 | \$2,500 |
| Reserve Funding - Transfer In (General) | \$31,777 | \$31,777 | | \$0 | | \$31,777 | \$4,651 |
| Reserve Funding - Transfer In (Golf) | \$84,410 | \$84,410 | | \$0 | | \$84,410 | \$166,848 |
| Reserve Funding - Transfer In (General Excess) | \$0 | \$0 | | \$0 | | \$0 | \$0 |
| Reserve Funding - Transfer In (Golf Excess) | \$0 | \$0 | | \$0 | | \$0 | \$0 |
| Total Revenues | \$ 1,777,098 | \$ 1,706,637 | \$ | 5,591 | \$ | 1,712,228 | \$ 1,572,589 |
| Expenditures | | | | | | | |
| Capital Outlay | \$80,000 | \$278,638 | | \$0 | | \$278,638 | \$150,000 |
| Truck Maintenance | \$25,000 | \$0 | | \$0 | | \$0 | \$25,000 |
| Sign Project | \$20,000 | \$0 | | \$0 | | \$0 | \$20,000 |
| Vehicle Purchase | \$20,000 | \$35,000 | | \$0 | | \$35,000 | \$0 |
| Bank Fees | \$0 | \$0 | | \$0 | | \$0 | \$0 |
| Total Expenditures | \$ 145,000 | \$ 313,638 | \$ | | \$ | 313,638 | \$ 195,000 |
| Excess Revenues (Expenditures) | \$ 1,632,098 | \$ 1,392,999 | \$ | 5,591 | \$ | 1,398,590 | \$ 1,377,589 |

| pital Reserve S | olit | | | | |
|-----------------|------------|--|--|---|---|
| Ge | neral Fund | 9 | olf Course | | <u>Total</u> |
| \$ | 580,243 | \$ | 1,002,380 | \$ | 1,582,623 |
| \$ | 4,919 | \$ | 8,498 | \$ | 13,418 |
| \$ | 31,777 | \$ | 84,410 | \$ | 116,187 |
| \$ | - | \$ | ±1 | \$ | |
| \$ | (42,740) | \$ | (270,897) | \$ | (313,638) |
| \$ | | \$ | #5 | \$ | - 1 |
| \$ | 574,199 | \$ | 824,391 | \$ | 1,398,590 |
| | | \$ 4,919 \$ 31,777 \$ - \$ (42,740) | General Fund S \$ 580,243 \$ \$ 4,919 \$ \$ 31,777 \$ \$ - \$ \$ (42,740) \$ | General Fund Golf Course \$ 580,243 | General Fund Golf Course \$ 580,243 \$ 1,002,380 \$ \$ 4,919 \$ 8,498 \$ \$ 31,777 \$ 84,410 \$ \$ - \$ - \$ \$ (42,740) \$ (270,897) \$ \$ - \$ - \$ |

Debt Service Fund Series 2020 Proposed Budget FY 2026

| | | Adopted Budget FY 2025 | | Actuals As Of 4/30/25 | | Projected Next 5 Months | Total Projected 9 9/30/2 5 | | Proposed Budget FY 2026 |
|---------------------------------|----------|------------------------------|----|-----------------------------|----------|-------------------------------|---|----------|-------------------------------|
| Revenues | | | | | | | | | |
| Special Assessments | \$ | 655,615 | \$ | 645,087 | \$ | 10,528 | \$ 655,615 | \$ | 655,615 |
| Interest Income | \$ | 500 | \$ | 12,723 | \$ | 9,088 | \$ 21,811 | \$ | 5,000 |
| Beginning Fund Balance | \$ | 132,287 | \$ | 357,224 | \$ | | \$ 357,224 | \$ | 373,334 |
| Total Revenues | \$ | 788,402 | \$ | 1,015,033 | \$ | 19,616 | \$ 1,034,649 | \$ | 1,033,949 |
| Expenditures | | | | | | | | | |
| | | | | | | | | | |
| Series 2020 | | | | | | | | | |
| Series 2020 Interest-11/1 | \$ | 80,658 | \$ | 80,658 | \$ | ¥ | \$ 80,658 | \$ | 75,658 |
| Interest-11/1 | \$ \$ | 80,658 500,000 | \$ | 80,658 | \$ \$ | 500,000 | \$ 80,658 500,000 | \$ \$ | 75,658 795,000 |
| | - | • | - | • | | | , | | 795,000 |
| Interest-11/1 Principal- 5/1 | \$ | 500,000 | \$ | | \$ | 500,000 | \$ 500,000 | \$ | , |

^{*} Excess Revenues needed to pay the 11/1/26 Interest Payment

| | | | Total | | Net | | Net |
|-----------------------|------|----------|----------|------------|--------------|----|------------|
| Land Use | ERU | Units | ERU | Percentage | Per Unit | A | ssessments |
| Residential | 1,00 | 4,204.00 | 4,204.00 | 84% | \$ 130.57 | \$ | 548,913.70 |
| Commercial | 4.00 | 204.30 | 817.20 | 16% | \$ 522.28 | \$ | 106,701.30 |
| Net Annual Assessment | | 4,408.30 | 5,021.20 | | | \$ | 655,615.00 |

67,708

\$

Debt Service - Series 2020 Amortization Schedule

| | THE RESERVE | | | | | | Fiscal Year |
|----------|--------------|----------|---|----------|------------------------|----|---|
| Date | Bond Balance | Interest | Principal | | Interest | | Total |
| 11/01/20 | | | | ¢. | E2 407 20 | \$ | E2 407 20 |
| 05/01/21 | 7,685,000 | | | \$ \$ | 52,497.38 90,307.50 | Ф | 52,497.38 |
| 11/01/21 | 7,003,000 | | | э \$ | 90,307.50 | \$ | 100 615 00 |
| 05/01/22 | 7,685,000 | | | \$ | 90,307.50 | Ф | 180,615.00 |
| 11/01/22 | 7,005,000 | | | \$ | 90,307.50 | \$ | 180,615.00 |
| 05/01/23 | 7,685,000 | 2.000% | \$475,000 | \$ | 90,307.50 | Ф | 100,015.00 |
| 11/01/23 | 7,003,000 | 2.00070 | Φ-1/3,000 | \$ | 85,557.50 | \$ | 650,865.00 |
| 05/01/24 | 7,210,000 | 2.000% | \$490,000 | \$ | 85,557.50 | Ф | 030,003.00 |
| 11/01/24 | 7,210,000 | 2.000 /0 | \$ 1 50,000 | \$ | 80,657.50 | \$ | 656,215.00 |
| 05/01/25 | 6,720,000 | 2.000% | \$500,000 | \$ | 80,657.50 | Ψ | 030,213.00 |
| 11/01/25 | 0,720,000 | 2.000 /0 | \$300,000 | \$ | 75,657.50 | \$ | 656,315.00 |
| 05/01/26 | 6,220,000 | 2.000% | \$795,000 | \$ | 75,657.50 | | 030,313.00 |
| 11/01/26 | 0,220,000 | 2.00070 | \$7.75,000 | \$ | 67,707.50 | \$ | 938,365.00 |
| 05/01/27 | 5,425,000 | 2.000% | \$380,000 | \$ | 67,707.50 | Ψ | 730,303.00 |
| 11/01/27 | 5,125,000 | 2.00070 | Ψ500,000 | \$ | 63,907.50 | \$ | 511,615.00 |
| 05/01/28 | 5,045,000 | 2.000% | \$385,000 | \$ | 63,907.50 | Ψ | 311,013.00 |
| 11/01/28 | 0,010,000 | 2.00070 | Ψ505,000 | \$ | 60,057.50 | \$ | 508,965.00 |
| 05/01/29 | 4,660,000 | 2.000% | \$395,000 | \$ | 60,057.50 | Ψ | 500,705.00 |
| 11/01/29 | -,, | ,0 | 40,0,000 | \$ | 56,107.50 | \$ | 511,165.00 |
| 05/01/30 | 4,265,000 | 2.125% | \$400,000 | \$ | 56,107.50 | * | 011,100.00 |
| 11/01/30 | ,, | | , | \$ | 51,857.50 | \$ | 507,965.00 |
| 05/01/31 | 3,865,000 | 2.600% | \$410,000 | \$ | 51,857.50 | • | 307,730100 |
| 11/01/31 | .,, | | + | \$ | 46,527.50 | \$ | 508,385.00 |
| 05/01/32 | 3,455,000 | 2.600% | \$425,000 | \$ | 46,527.50 | • | |
| 11/01/32 | | | | \$ | 41,002.50 | \$ | 512,530.00 |
| 05/01/33 | 3,030,000 | 2.600% | \$435,000 | \$ | 41,002.50 | Ċ | , |
| 11/01/33 | | | | \$ | 35,347.50 | \$ | 511,350.00 |
| 05/01/34 | 2,595,000 | 2.600% | \$445,000 | \$ | 35,347.50 | · | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |
| 11/01/34 | | | | \$ | 29,562.50 | \$ | 509,910.00 |
| 05/01/35 | 2,150,000 | 2.750% | \$455,000 | \$ | 29,562.50 | | , |
| 11/01/35 | | | | \$ | 23,306.25 | \$ | 507,868.75 |
| 05/01/36 | 1,695,000 | 2.750% | \$470,000 | \$ | 23,306.25 | | |
| 11/01/36 | | | | \$ | 16,843.75 | \$ | 510,150.00 |
| 05/01/37 | 1,225,000 | 2.750% | \$485,000 | \$ | 16,843.75 | | |
| 11/01/37 | | | | \$ | 10,175.00 | \$ | 512,018.75 |
| 05/01/38 | 740,000 | 2.750% | \$740,000 | \$ | 10,175.00 | | |
| | | | | | | | |
| | | | \$ 7,685,000 | \$ | 1,992,585 | \$ | 8,927,410 |

Viera East Community Development District Restaurant - Hook and Eagle Proposed Operating Budget Fiscal Year 2026

| | Natural lin | | dopted | Actuals As Of | | Projected Next | Dec | Total ojected @ | | roposed Budget |
|--|-------------------|----|------------------|------------------|----|-------------------|-----|--------------------|----|-------------------|
| | Actuals Y 2024 | | Budget Y 2025 | 4/30/25 | | 5 Months | | /30/25 | | FY 2026 |
| Revenues | | | | | | | | | | |
| Food Sales | \$449,273 | | \$404,923 | \$264,149 | | \$188,678 | | \$452,826 | | \$465,661 |
| Snack Sales | \$9,935 | | \$11,000 | \$397 | | \$283 | | \$680 | | \$550 |
| Bovorago Salos | \$52,995 | | \$34,106 | \$21,035 | | \$15,025 | | \$36,059 | | \$37,516 |
| Beer Sales | \$176,664 | | \$197,054 | \$136,175 | | \$97,268 | | \$233,442 | | \$236,46 |
| Wine Sales | \$7,228 | | \$13,642 | \$11,340 | | \$8,100 | | \$19,440 | | \$20,463 |
| Liquor Sales | \$147,337 | | \$101,442 | \$121,326 | | \$86,661 | | \$207,988 | | \$202,884 |
| Miscellaneous Income | \$968 | | \$0 | \$724 | | \$517 | | \$1,242 | | \$0 |
| Total Revenues | \$ 844,400 | s | 762,167 | \$ 555,145 | \$ | 396,532 | \$ | 951,677 | \$ | 963,539 |
| Restaurant Expenditures | | | | | | | | | | |
| Restaurant Manager Contract | \$10,833 | | \$0 | \$0 | | \$0 | | \$0 | | \$(|
| Salaries | \$301,530 | | \$320,250 | \$200,011 | | \$142,865 | | \$342,876 | | \$336,26 |
| Administrative Fee | \$7,639 | | \$7,956 | \$4,769 | | \$3,406 | | \$8,175 | | \$8,35 |
| FICA Expense | \$34,584 | | \$29,041 | \$22,585 | | \$16,132 | | \$38,717 | | \$25,72 |
| Health Insurance | \$17,211 | | \$14,000 | \$8,950 | | \$6,393 | | \$15,343 | | \$14,70 |
| Workers Compensation | \$4,608 | | \$7,300 | \$2,890 | | \$2,064 | | \$4,954 | | \$7,30 |
| Unemployment | \$5,939 | | \$6,882 | \$4,412 | | \$3,151 | | \$7,563 | | \$6,88 |
| Telephone | \$4,808 | | \$5,250 | \$0 | | \$0 | | \$0 | | \$ |
| Utilities | \$8,245 | | \$11,000 | \$5,539 | | \$3,956 | | \$9,495 | | \$12,10 |
| Pest Control | \$666 | | \$1,200 | \$0 | | \$0 | | \$0 | | \$1,20 |
| Merchant Fees | \$25,084 | | \$27,500 | \$17,848 | | \$12,749 | | \$30,597 | | \$32,20 |
| Equipment Lease | \$1,230 | | \$1,500 | \$999 | | \$714 | | \$1,713 | | \$1,75 |
| Kitchen Equipment & Supplies | \$4,480 | | \$3,000 | \$8,897 | | \$6,355 | | \$15,253 | | \$3,00 |
| Paper & Plastic Supplies | \$13,561 | | \$15,000 | \$7,704 | | \$5,503 | | \$13,206 | | \$15,00 |
| Operating Supplies | \$20,301 | | \$20,000 | \$330 | | \$235 | | \$565 | | \$20,00 |
| Entertainment | \$585 | | \$0 | \$0 | | \$0 | | \$0 | | \$ |
| Delivery/Gas | \$6,184 | | \$7,000 | \$2,825 | | \$2,018 | | \$4,843 | | \$6,78 |
| Dues & License | \$11,195 | | \$11,500 | \$7,399 | | \$5,285 | | \$12,685 | | \$11,50 |
| Total Restaurant Expenditures | \$ 478,684 | \$ | 488,379 | \$ 295,159 | \$ | 210,828 | \$ | 505,987 | 5 | 502,76 |
| <u>Cost of Goods Sold</u> | | | | | | | | | | |
| Food Cost | \$246,026 | | \$139,388 | \$139,590 | | \$99,707 | | \$239,297 | | \$251,26 |
| Snack Cost | \$3,939 | | \$5,250 | \$4,224 | | \$3,017 | | \$7,241 | | \$7,60 |
| Beverage Cost | \$32,849 | | \$16,800 | \$20,278 | | \$14,484 | | \$34,762 | | \$36,50 |
| Beer Cost | \$65,765 | | \$74,550 | \$49,529 | | \$35,378 | | \$84,906 | | \$89,15 |
| Wine Cost | \$6,870 | | \$5,250 | \$5,680 | | \$4,057 | | \$9,738 | | \$10,22 |
| Liquor Cost | \$63,615 | | \$32,550 | \$36,688 | | \$26,206 | | \$62,893 | | \$66,03 |
| Total Cost of Goods Sold | \$ 419,062 | \$ | 273,788 | \$ 255,989 | \$ | 182,849 | \$ | 438,837 | \$ | 460,77 |
| Total Revenues | \$ 844,400 | \$ | 762,167 | \$ 555,145 | \$ | 396,532 | S | 951,677 | \$ | 963,53 |
| Total Expenditures | \$ 897,746 | \$ | 762,167 | \$ 551,147 | \$ | 393,677 | \$ | 944,824 | \$ | 963,53 |
| Operating Income (Loss) | \$ (53,346) | \$ | - 5 | \$ 3,997 | S | 2,855 | \$ | 6,853 | \$ | |
| No. Committee Description ((Europe difference)) | | | | | | | | | | |
| Non Operating Revenues/(Expenditures) | | | 40 | \$0 | | \$0 | | \$0 | | 9 |
| | \$0 | | \$0 | 40 | | 40 | | Ψυ | | |
| Interfund Transfer Out - Golf Course Interfund Transfer In - Golf Course | \$0 \$0 | | \$0 \$0 | \$0 | | \$0 | | \$0 | | \$ |
| Interfund Transfer Out - Golf Course | \$ | \$ | | \$ | \$ | \$0 | s | | \$ | * |

Food & Beverage Operating Budget

Revenues:

Food Sales

Represents all food sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Snack Sales

Represents all snack sales for Hook and Eagle Tavern. Also includes all catering and banquet sales as well as snack sales from the golf course.

Beverage Sales

Represents all non-alcoholic beverage sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Beer Sales

Represents all beer sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Wine Sales

Represents all wine sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Liquor Sales

Represents all liquor sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Expenditures:

Salaries

The District currently has a 1 full-time and 18 part-time employees to handle the restaurant operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | | Policy Number | Insurance Description |
|-------------------|------|---------------|--|
| United Healthcare | .141 | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | | E3682663 | Life, Accident, Short-Term Disability |
| Combined | | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Utilities

The District has accounts with City of Cocoa and FPL for utilities in Hook & Eagle Tavern.

| Vendor | Account | Month | ly Amount | Annı | ual Amount |
|---------------|---------------|-------|-----------|------|------------|
| FPL | 03449-33189 | \$ | 650 | \$ | 7,800 |
| City of Cocoa | 150351-112664 | \$ | 195 | \$ | 2,340 |
| Contingency | | | | \$ | 1,960 |
| Total | | | | \$ | 12,100 |

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Merchant Fees

The estimated cost for merchant credit card fees.

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

| Vendor | Monthly Amount | | Annual Amo | | | | | |
|-------------|-----------------------|--|------------|----|-------|--|--|--|
| Ecolab | \$ | | 143 | \$ | 1,713 | | | |
| Contingency | | | | \$ | 37 | | | |
| Total | | | | \$ | 1,750 | | | |

Kitchen Equipment & Supplies

Represents various operating supplies purchased such as thermometers, silverware, microwave, storage cabinets, etc.

Paper & Plastic Supplies

Represents various operating supplies purchased such as paper towels, plastic utensils, paper plates, etc.

Operating Supplies

Represents various operating supplies purchased

Delivery/Gas

The District has an account with Florida City Gas for natural gas for Hook & Eagle Tavern. Also includes any fuel surcharges for deliveries to the restaurant.

| Vendor | Vendor Account Monthly Amou | | ly Amount | Annu | Annual Amount | | |
|-----------------------------|-----------------------------|----|-----------|------|---------------|--|--|
| ARC3 Gases, Inc. | 83490-45156 | \$ | 440 | \$ | 5,280 | | |
| Contingency - Delivery Fees | | | | \$ | 1,500 | | |
| Total | | | | \$ | 6,780 | | |

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

Cost of Goods Sold:

Food Cost

Represents food supplies purchased for the restaurant or catering events.

Snack Cost

Represents snacks purchased for the restaurant.

Beverage Cost

Represents beverages purchased for the restaurant.

Beer Cost

Represents beer purchased for the restaurant.

Wine Cost

Represents wine purchased for the restaurant.

Liquor Cost

Represents liquor purchased for the restaurant.

Other Sources and Uses:

Transfer In - Golf Course

Represents the Golf Course's obligated amount to transfer to Food & Beverage should there be a shortfall in the operating account.

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2026

| | | ctuals Y 2024 | Adopted Budget FY 2025 | Actuals As Of 4/30/25 | Projected Next 5 Months | Total Projected @ 9/30/25 | | Proposed Budget FY 2026 |
|---|----|---|---|---|---|--|----|--|
| Greens Fees | 4 | 1,999,683 | \$1,994,243 | \$1,414,114 | \$1,010,082 | \$2,424,196 | | \$2,250,00 |
| Gift Cards - Sales & Usage | | \$5,953 | \$26,523 | \$2,776 | \$1,983 | \$4,759 | | \$ |
| Gift Cards - Usage | | \$0 | (\$26,523) | \$0 | \$0 | \$0 | | \$ |
| Geason Advance/Trail Fees | | \$117,319 | \$125,000 | \$52,270 | \$37,335 | \$89,605 | | \$100,00 |
| Loyalty Program | | \$26,245 | \$25,000 | \$17,014 | \$12,153 | \$29,166 | | \$25,00 |
| Driving Range | | \$93,469 | \$84,872 | \$60,346 | \$43,104 | \$103,451 | | \$87,41 |
| Golf Lessons | | \$14,957 | \$7,000 | \$11,576 | \$8,269 | \$19,845 | | \$15,00 |
| Merchandise Sales | | \$145,705 | \$122,004 | \$79,427 | \$56,734 | \$136,160 | | \$125,66 |
| Assessments - Recreation Operating | | \$18,239 | \$18,239 | \$10,639 | \$7,600 | \$18,239 | | \$18,23 |
| discellaneous Income | | \$6,271 | \$15,000 | \$13,048 | \$9,320 | \$22,369 | | \$15,0 |
| Total Revenues | \$ | 2,427,841 | \$ 2,391,358 | \$ 1,661,211 | \$ 1,186,579 | \$ 2,847,790 | ş | 2,636,32 |
| Seneral Expenditures | | | | | | | | |
| Other Contractual Services | | \$13,710 | \$20,000 | \$9,442 | \$6,744 | \$16,186 | | \$20,0 |
| 'elephone | | \$4,065 | \$4,058 | \$9,324 | \$6,660 | \$15,983 | | \$20,3 |
| Itilities | | \$4,244 | \$5,400 | \$2,612 | \$1,866 | \$4,479 | | \$5,3 |
| Repairs & Maintenance | | \$6,288 | \$15,000 | \$9,176 | \$6,554 | \$15,730 | | \$15,0 |
| Bank Charges | | \$66,211 | \$55,000 | \$43,187 | \$30,848 | \$74,035 | | \$75,0 |
| Office Supplies | | \$2,663 | \$4,500 | \$3,049 | \$2,178 | \$5,227 | | \$4,5 |
| Operating Supplies | | \$8,338 | \$5,000 | \$7,076 | \$5,054 | \$12,130 | | \$12,0 |
| Oues, Licenses & Subscriptions | | \$14,729 | \$12,000 | \$8,761 | \$6,258 | \$15,020 | | \$15,2 |
| Orug Testing - All Departments | | \$0 | \$500 | \$0 | \$0 | \$0 | | \$5 |
| Fraining, Education & Employee Relations | | \$245 | \$9,000 | \$2,733 | \$1,952 | \$4,685 | | \$5,0 |
| Contractual Security | | \$3,147 | \$4,000 | \$4,865 | \$3,475 | \$8,341 | | \$8,4 |
| T Services | | \$3,377 | \$3,000 | \$4,919 | \$3,514 | \$8,433 | | \$8,4 |
| Total Golf Course Expenditures | \$ | 127,017 | \$ 137,458 | \$ 105,145 | \$ 75,104 | \$ 180,248 | \$ | 189,8 |
| Golf Course Operations: | | | | | | | | |
| Salaries | | \$316,736 | \$314,250 | \$204,982 | | \$351,397 | | \$369,9 |
| | | \$14,005 | \$16,848 | \$8,377 | | \$14,360 | | \$16,8 |
| Administrative Fee | | | • | | | \$26,882 | | \$28,2 |
| | | \$24,897 | \$26,671 | \$15,681 | | | | \$10,5 |
| TICA Expense | | | • | \$15,681 \$2,577 | \$1,841 | \$4,419 | | |
| ICA Expense lealth Insurance | | \$24,897 \$9,575 \$4,697 | \$26,671 \$10,500 \$7,077 | \$2,577 \$3,424 | \$1,841 \$2,446 | \$4,419 \$5,870 | | |
| PICA Expense Health Insurance Workers Compensation | | \$24,897 \$9,575 | \$26,671 \$10,500 | \$2,577 | \$1,841 \$2,446 \$3,364 | \$4,419 \$5,870 \$8,073 | | \$10,9 |
| TICA Expense lealth Insurance Workers Compensation Jnemployment | | \$24,897 \$9,575 \$4,697 | \$26,671 \$10,500 \$7,077 | \$2,577 \$3,424 | \$1,841 \$2,446 \$3,364 | \$4,419 \$5,870 | | \$10,9 \$4,5 |
| ICA Expense lealth Insurance Vorkers Compensation Inemployment iolf Printing | | \$24,897 \$9,575 \$4,697 \$7,609 | \$26,671 \$10,500 \$7,077 \$10,935 | \$2,577 \$3,424 \$4,709 | \$1,841 \$2,446 \$3,364 \$1,864 | \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 | | \$10,9 \$4,5 \$18,9 |
| FICA Expense Health Insurance Workers Compensation Unemployment Golf Printing Utilities | | \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 | \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 | \$2,577 \$3,424 \$4,709 \$2,610 | \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 | \$4,419 \$5,870 \$8,073 \$4,475 | | \$10,9 \$4,5 \$18,9 |
| PICA Expense Iealth Insurance Vorkers Compensation Inemployment Solf Printing Itilities Repairs | | \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 | \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 | \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 | \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 | \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 | | \$10,9 \$4,5 \$18,9 \$3,4 |
| FICA Expense Health Insurance Workers Compensation Jnemployment Golf Printing Juilities Repairs Pest Control | | \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 | \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 \$1,000 | \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 | \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 | \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 | | \$7,0 \$10,9 \$4,5 \$18,9 \$3,4 \$1,3 |
| FICA Expense Health Insurance Workers Compensation Unemployment Golf Printing Utilities Repairs Pest Control Gupplies | | \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666 | \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 \$1,000 \$1,300 | \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 | \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658 | \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 | | \$10,9 \$4,5 \$18,9 \$3,4 \$1,3 \$10,0 |
| FICA Expense Health Insurance Workers Compensation Inemployment Golf Printing Utilities Repairs Pest Control Gupplies Uniforms | | \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666 \$14,186 | \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 \$1,000 \$1,300 | \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 \$0 \$5,121 | \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658 \$745 | \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 \$0 \$8,779 | | \$10,9 \$4,5 \$18,9 \$3,4 \$1,3 \$10,0 \$1,7 |
| FICA Expense Health Insurance Workers Compensation Unemployment Golf Printing Utilities Repairs Pest Control Supplies Uniforms Fraining, Education & Employee Relations | | \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666 \$14,186 \$130 | \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 \$1,000 \$1,300 \$15,000 | \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 \$0 \$5,121 \$1,043 | \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658 \$745 | \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 \$0 \$8,779 \$1,788 | | \$10,9 \$4,5 \$18,9 \$3,4 \$1,3 \$10,0 \$1,7 \$2,5 |
| Administrative Fee FICA Expense Health Insurance Workers Compensation Jnemployment Golf Printing Julities Repairs Pest Control Supplies Juliorms Training, Education & Employee Relations Cart Lease Cart Maintenance | | \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666 \$14,186 \$130 \$920 | \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 \$1,000 \$1,300 \$15,000 \$1,500 \$9,000 | \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 \$0 \$5,121 \$1,043 \$1,308 | \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658 \$745 \$934 | \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 \$0 \$8,779 \$1,788 \$2,243 | | \$10,9 \$4,5 \$18,9 \$3,4 \$1,3 |
| FICA Expense Health Insurance Workers Compensation Unemployment Golf Printing Utilities Repairs Pest Control Supplies Uniforms Fraining, Education & Employee Relations Cart Lease | | \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666 \$14,186 \$130 \$920 \$119,228 | \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$1,000 \$1,300 \$15,000 \$1,500 \$9,000 \$135,196 | \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 \$0 \$5,121 \$1,043 \$1,308 \$80,476 | \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658 \$745 \$934 \$57,483 \$1,311 | \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 \$0 \$8,779 \$1,788 \$2,243 \$137,959 | | \$10,5 \$4,5 \$18,6 \$3,4 \$1,3 \$10,0 \$1,7 \$2,5 \$137,6 |

Viera East Community Development District Golf Course

Proposed Operating Budget Fiscal Year 2026

| | | | | dopted | | Actuals | | Projected | | Total | | Proposed |
|---|----|--------------------|------|------------------|----|------------------|-----|------------------|-----|------------------------|----|-------------------|
| | | Actuals FY 2024 | | Budget Y 2025 | | As 0f 4/30/25 | | Next 5 Months | 1 | Projected @ 9/30/25 | | Budget FY 2026 |
| Merchandise Sales: | | 1 1 2021 | | 1 2023 | | 1/30/20 | | 5 Months | | 3730723 | | 112020 |
| Cost of Goods Sold | | \$100,277 | | \$90,000 | | \$54,548 | | \$38,963 | | \$93,510 | | \$98,186 |
| Total Merchandise Sales | \$ | 100,277 | \$ | 90,000 | \$ | 54,548 | \$ | 38,963 | \$ | 93,510 | \$ | 98,186 |
| Total Merchandise Sales | 3 | 100,277 | - P | 90,000 | 2 | 54,548 | - 3 | 38,963 | - > | 93,510 | 3 | 98,186 |
| Golf Course Maintenance: | | | | | | | | | | | | |
| Salaries | | \$428,276 | 1 | \$474,149 | \$ | 278,147 | | \$198,677 | | \$476,824 | | \$497,856 |
| Administrative Fees | | \$5,210 | | \$6,616 | \$ | 3,109 | | \$2,220 | | \$5,329 | | \$6,616 |
| FICA Expense | | \$33,705 | | \$43,881 | \$ | 21,278 | | \$15,199 | | \$36,477 | | \$38,086 |
| Health Insurance | | \$36,600 | | \$38,513 | \$ | 36,918 | | \$26,370 | | \$63,288 | | \$66,453 |
| Workers Compensation | | \$6,918 | | \$10,462 | \$ | 4,630 | | \$3,307 | | \$7,936 | | \$10,462 |
| Unemployment | | \$4,111 | | \$6,418 | \$ | 3,474 | | \$2,481 | | \$5,955 | | \$6,418 |
| Utilities | | \$31,363 | | \$30,000 | \$ | 17,236 | | \$12,312 | | \$29,548 | | \$32,080 |
| Repairs | | \$40,914 | | \$48,000 | \$ | 27,383 | | \$19,559 | | \$46,942 | | \$48,000 |
| Restaurant Repairs | | \$8,735 | | \$10,000 | \$ | 1,408 | | \$1,006 | | \$2,413 | | \$5,000 |
| Fuel & Oil | | \$34,353 | | \$40,000 | \$ | 17,147 | | \$12,248 | | \$29,395 | | \$40,000 |
| Pest Control | | \$2,995 | | \$2,000 | \$ | 2,607 | | \$1,862 | | \$4,469 | | \$4,600 |
| Irrigation/Drainage | | \$10,782 | | \$20,000 | \$ | 9,686 | | \$6,919 | | \$16,605 | | \$20,000 |
| Sand/Topsoil | | \$11,504 | | \$26,500 | \$ | 9,184 | | \$6,560 | | \$15,744 | | \$26,500 |
| Flowers/Mulch | | \$1,592 | | \$7,000 | \$ | 3,059 | | \$2,185 | | \$5,245 | | \$7,000 |
| Fertilizer | | \$168,566 | | \$175,000 | \$ | 65,689 | | \$46,921 | | \$112,609 | | \$175,000 |
| Seed/Sod | | \$0 | | \$10,000 | \$ | 272 | | \$194 | | \$466 | | \$10,000 |
| Trash Removal | | \$2,414 | | \$3,000 | \$ | 1,874 | | \$1,338 | | \$3,212 | | \$3,462 |
| Contingencies | | \$6,563 | | \$7,500 | \$ | 2,0.1 | | \$0 | | \$0 | | \$7,500 |
| First Aid | | \$259 | | \$800 | \$ | 277 | | \$198 | | \$474 | | \$800 |
| Operating Supplies | | \$8,636 | | \$20,000 | \$ | 7,382 | | \$5,273 | | \$12,655 | | \$15,000 |
| Training | | \$1,432 | | \$9,000 | \$ | 555 | | \$396 | | \$951 | | \$2,500 |
| Janitorial Supplies | | \$207 | | \$1,000 | \$ | 700 | | \$500 | | \$1,199 | | \$1,200 |
| Janitorial Services | | \$27,188 | | \$13,956 | \$ | 7,443 | | \$5,316 | | \$12,759 | | \$13,956 |
| Soil & Water Testing | | \$27,100 | | \$1,000 | \$ | 7,443 | | \$3,310 | | \$12,739 | | \$1,000 |
| Uniforms | | \$10,421 | | \$1,000 | \$ | | | | | | | |
| | | | | | | 6,532 | | \$4,666 | | \$11,199 | | \$11,550 |
| Equipment Rental | | \$6,696 | , | \$2,000 | \$ | 2,687 | | \$1,919 | | \$4,606 | | \$4,606 |
| Equipment Lease | | \$220,829 | : | \$216,000 | \$ | 132,840 | | \$94,886 | | \$227,726 | | \$243,144 |
| Total Golf Course Maintenance | \$ | 1,110,267 | \$ 1 | ,232,795 | \$ | 661,515 | \$ | 472,511 | \$ | 1,134,026 | \$ | 1,298,789 |
| Administrative Expenditures: | | | | | | | | | | | | |
| Legal Fees | | \$563 | | \$1,500 | | \$578 | | \$413 | | \$991 | | \$1,500 |
| Engineering Fees | | \$600 | | \$0 | | \$0 | | \$0 | | \$0 | | \$600 |
| Arbitrage | | \$1,000 | | \$600 | | \$800 | | \$571 | | \$1,371 | | \$600 |
| Dissemination | | \$500 | | \$1,050 | | \$613 | | \$438 | | \$1,050 | | \$1,103 |
| Trustee Fees | | \$4,089 | | \$4,100 | | \$2,385 | | \$1,704 | | \$4,089 | | \$4,510 |
| Annual Audit | | \$4,818 | | \$5,000 | | \$2,964 | | \$2,117 | | \$5,081 | | \$5,278 |
| Golf Course Administrative Services | | \$56,280 | | \$56,280 | | \$32,830 | | \$23,450 | | \$56,280 | | \$56,280 |
| Insurance | | \$146,804 | 9 | \$161,889 | | \$91,920 | | \$65,657 | | \$157,577 | | \$166,132 |
| Property Taxes | | \$9,420 | | \$15,000 | | \$5,404 | | \$3,860 | | \$9,264 | | \$12,000 |
| Total Administrative Expenditures | \$ | 224,073 | \$ | 245,419 | \$ | 137,494 | \$ | 98,210 | \$ | 235,704 | \$ | 248,003 |
| | | | | | | | | | | | | |
| <u>Reserves:</u> Renewal & Replacement | | \$140,691 | | \$84,410 | | \$84,410 | | \$0 | | \$84,410 | | \$166,848 |
| | | | | | | | | | | | | |
| Total Reserves | \$ | 140,691 | \$ | 84,410 | \$ | 84,410 | \$ | (#J | \$ | 84,410 | \$ | 166,848 |
| Total Revenues | \$ | 2,427,841 | \$ 2 | ,391,358 | \$ | 1,661,211 | \$ | 1,186,579 | \$ | 2,847,790 | \$ | 2,636,321 |
| Total Expenditures | \$ | 2,249,431 | \$ 2 | ,379,358 | \$ | 1,389,827 | \$ | 932,441 | \$ | 2,322,268 | \$ | 2,634,321 |
| Operating Income (Loss) | 5 | 178,409 | s | 12,000 | \$ | 271,384 | 5 | 254,138 | s | 525,522 | \$ | 2,000 |
| special mount (noss) | - | 170,709 | - | 12,000 | - | 474,304 | 9 | 201/130 | - | 020,022 | 4 | 2,000 |

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2026

| | Ţ | Actuals FY 2024 | Ì | Adopted Budget FY 2025 | | Actuals As Of 4/30/25 | Projected Next 5 Months | Total rojected @ 9/30/25 | Proposed Budget FY 2026 |
|---|----|--------------------|----|------------------------------|----|-----------------------------|-------------------------------|--------------------------------|-------------------------------|
| Non Operating Revenues/(Expenditures): | | | | | | | | | |
| Assessments - Recreation Debt Service | | \$589,195 | | \$560,250 | | \$326,813 | \$233,438 | \$560,250 | \$560,250 |
| Interest Income | | \$18,140 | | \$1,000 | | \$11,255 | \$8,040 | \$19,295 | \$10,000 |
| Reserve Funding - Transfer Out (PY Excess) | | \$0 | | \$0 | | \$0 | \$0 | \$0 | \$0 |
| Interfund Transfer Out - Restaurant | | \$0 | | \$0 | | \$0 | \$0 | \$0 | \$0 |
| Recreation Fees | | \$0 | | \$0 | | \$0 | \$0 | \$0 | \$0 |
| Interest Expense | | (\$77,750) | | (\$53,250) | | (\$31,063) | (\$22,188) | (\$53,250) | (\$27,250) |
| Principal Expense | | (\$490,000) | | (\$520,000) | | (\$303,333) | (\$216,667) | (\$520,000) | (\$545,000) |
| Total Non Operating Revenues/(Expenditures) | \$ | 39,585 | \$ | (12,000) | \$ | 3,672 | \$ 2,623 | \$ 6,295 | \$ (2,000) |
| Net Non Operating Income / (Loss) | \$ | 217,994 | \$ | | 5 | 275,056 | \$ 256,761 | \$ 531,817 | \$ (0) |

Recreational Operating Budget

Revenues:

Green Fees

Estimated revenue for public paid rounds of golf.

Gift Cards - Sales & Usage

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase. Also included is the estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees

Estimated revenue of customers who purchase memberships to the District golf course in advance for the year.

Lovalty Program

Estimated costs of all associate memberships sold. The associate membership costs \$79 and lasts for one year. The membership gets the member a 20% discount on golf rounds and other discounts on range balls, apparel, and USGA handicap service.

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

Estimated revenue from golfing lessons given at the golf course. The District leases the golf instruction program to the Mike Hogan Golf Academy.

Merchandise Sales

Estimated revenues from clothing, equipment, and supplies sold in the District's Pro Shop.

Assessments - Recreation Operations

The District will levy Non-Ad Valorem assessments on all the assessable property within the District to help fund all of the General Operating Expenditures for the fiscal year.

Miscellaneous Income

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

General Expenditures:

Other Contractual Services

 $Estimated\ cost\ for\ a\ full-time\ restaurant\ manager\ at\ Hook\ and\ Eagle\ Tavern.$

| Vendor | Monthly Amount | | Annual Amoun | | | |
|----------------------------|-----------------------|-----|--------------|--------|--|--|
| Charter (Cable & Internet) | \$ | 329 | \$ | 3,947 | | |
| Waste Management | \$ | 744 | \$ | 8,924 | | |
| Great American Financial | \$ | 156 | \$ | 1,876 | | |
| Contingency | | | \$ | 5,253 | | |
| Total | | | \$ | 20,000 | | |

Telephone

Represents regular telephone lines, credit card, and internet access. A portion of expenses related to the District are transferred to the General Fund.

| Vendor | Monthly Amount | Annı | ual Amount |
|-------------------|----------------|------|------------|
| Cricket Wireless | \$ 239 | \$ | 2,868 |
| Fusion | \$ 1,271 | \$ | 15,252 |
| Hulu Subscription | \$ 106 | \$ | 1,272 |
| Contingency | | \$ | 1,000 |
| Total | | \$ | 20,392 |

Utilities

The District has the following utility accounts related to the operations.

| Vendor | Account | | ly Amount | Annual Amour | |
|---------------|---------------|------------------|-----------|--------------|-------|
| FPL | 10579-42334 | \$ | | \$ | 2,280 |
| FPL | 91273-57086 | 91273-57086 \$ 3 | | \$ | 360 |
| City of Cocoa | 313093-70192 | 313093-70192 \$ | | \$ | 1,104 |
| City of Cocoa | 150351-141774 | \$ | 92 | \$ | 1,104 |
| Contingency | | | | \$ | 500 |
| Total | | | | \$ | 5,348 |

Repairs & Maintenance

Any miscellaneous repairs and maintenance, including electrical, plumbing, hardware, locksmiths, painting and HVAC. A portion of expenses related to the District are transferred to the General Fund.

Bank Charges

Bank charges related to credit card usage as well as account service charges for the operating checking account fund.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g. paper, minute books, file folders, labels, paper clips, etc.

Operating Supplies

Represents various operating supplies purchased.

Dues, Licenses & Subscriptions

The following represents the estimated cost for license, membership subscriptions and permit renewals for the fiscal year.

| Vendor | Description | Annı | ıal Amount |
|---------------------------|----------------------|------|------------|
| Brevard County | Business Tax License | \$ | 82 |
| City of Rockledge | Business License | \$ | 200 |
| Club Caddie | Membership | \$ | 7,788 |
| DBPR | License | \$ | 1,820 |
| Florida State Golf Assoc. | Handicap Fees | \$ | 5,000 |
| Florida State Golf Assoc. | Membership | \$ | 150 |
| Contingency | | \$ | 250 |
| Total | | \$ | 15,290 |

Drug Testing - All Departments

Costs incurred for drug testing.

Training, Education & Employee Relations

Costs incurred in sending District personnel to any training seminars or having personnel trained on site for different aspects to more efficiently and effectively operate the golf course. Also, any expense incurred for staff meetings and help wanted ads.

Contractual Security

Security system costs for the maintenance of clubhouse alarm systems.

IT Services

Costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Golf Course Operations:

Salaries

The District currently has a 1 full-time and 33 part-time employees to handle the golf course operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|--|
| United Healthcare | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short-Term Disability |
| Combined | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for golf operations.

| Vendor | Account | Month | ly Amount | Annual Amount | | |
|---------------|---------------|-------|-----------|---------------|--------|--|
| FPL | 03449-33189 | \$ | | \$ | 7,200 | |
| FPL | 07938-52104 | \$ | 750 | \$ | 9,000 | |
| City of Cocoa | 150351-112664 | \$ | 190 | \$ | 2,280 | |
| Contingency | | | | \$ | 500 | |
| Total | | | | \$ | 18,980 | |

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

| Vendor | Monthly Amount | | Annu | al Amount |
|-------------------------|----------------|----|------|-----------|
| Ecolab Pest Elimination | \$ | 95 | \$ | 1,140 |
| Contingency | | | \$ | 160 |
| Total | | | \$ | 1,300 |

Supplies

Estimated costs of miscellaneous supplies that the District may need to purchase for golf operations.

Uniforms

The estimated costs of uniforms for pro shop personnel. Once hired, all employees get a District golf shirt to wear during work hours.

Training, Education & Employee Relations

The District will incur the cost of the Assistant Pro Program and any training deemed necessary for the Pro Shop staff or cart facility personnel, for example, cart mechanics training and any help wanted ads.

Cart Lease

The expense related to leasing of carts for the golf course.

| Vendor | | Monthly Amount | Annual Amount | |
|-------------------------|----|----------------|----------------------|---------|
| The Huntington National | \$ | 493 | \$ | 5,911 |
| Yamaha | \$ | 197 | \$ | 2,361 |
| Golf Cart | \$ | 10,784 | \$ | 129,412 |
| Total | | | \$ | 137,684 |

Cart Maintenance

The expenses related to any repairs and maintenance of the golf carts that are incurred during the year.

Driving Range Supplies

Any expenses incurred related to the driving range operation, for example range balls, tokens, buckets, bag stands, clock rope and sand/water buckets.

Merchandise Sales:

Cost of Goods Sold

Represents the cost of clothing, equipment, and supplies sold in the Pro Shop.

Golf Course Maintenance:

<u>Salaries</u>

The District currently has a 11 full-time and 2 part-time employees to handle the golf course maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Health Insurance

Full-time District employees are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|--|
| United Healthcare | 591637 | Health, Accidental Death, Dental, Vision, Life & Long-Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short-Term Disability |
| Combined | 007394312 | Accident & Disability |

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

Utilities

Estimated cost of basic utilities for golf operations.

| Vendor | Account | Month | Monthly Amount | | Annual Amount | | |
|---------------|--------------|----------------|-----------------------|----|---------------|--|--|
| FPL | 83490-45156 | 83490-45156 \$ | | \$ | 25,800 | | |
| City of Cocoa | 313093-70192 | \$ | 440 | \$ | 5,280 | | |
| Contingency | | | | \$ | 1,000 | | |
| Total | 75 | | | \$ | 32,080 | | |

Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Restaurant Repairs

Any costs related to miscellaneous restaurant repairs and maintenance that occur during the fiscal year.

Fuel & Oil

Costs related to fuel purchased for maintenance machinery that occurs during the fiscal year.

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

| Vendor | | Monthly Amount | | Annual Amount | | |
|--------------------------------|----|----------------|-----|---------------|-------|--|
| Ecolab Pest Elimination | \$ | | 375 | \$ | 4,500 | |
| Contingency | | | | \$ | 100 | |
| Total | | | | \$ | 4,600 | |

Irrigation/Drainage

Estimated irrigation and drainage maintenance expenditures that may occur during the fiscal year.

Sand/Topsoil

Costs related to sand and topsoil expenditures that may occur during the fiscal year. The District buys all supplies from Golf Specialties, Inc. Some supplies may include top-dress sand, divot sand, and shell rock for the golf course.

Flowers/Mulch

Estimated costs of flowers and mulch for the golf course and clubhouse.

Fertilizer

Estimated costs of fertilizer, herbicide, insecticide, fungicide and other chemicals needed for the golf course.

Seed/Sod

Costs of seed and sod expenditures for the golf course that may occur during the fiscal year.

Trash Removal

Estimated costs for trash removal services to empty dumpster(s) once a month by Waste Management at the golf course.

| Vendor | Monthly Amount | | Annual Amount | | |
|------------------------|----------------|--|---------------|----|-------|
| Waste Management, Inc. | \$ | | 226 | \$ | 2,712 |
| Contingency | | | | \$ | 750 |
| Total | | | | \$ | 3,462 |

Contingencies

Funding of unanticipated costs.

First Aid

Costs of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

Operating Supplies

Represents various operating supplies purchased.

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

Costs of janitorial supplies that may occur during the fiscal year.

Janitorial Services

Costs of janitorial services that may occur during the fiscal year.

Soil & Water Testing

Costs for soil and water testing that may occur during the fiscal year.

<u>Uniforms</u>

The District is in contract with Unifirst to supply uniforms for the golf course maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

| Vendor | Monthly Amount | | Annual Amount | |
|-------------|-----------------------|-----|---------------|--------|
| Unifirst | \$ | 900 | \$ | 10,800 |
| Contingency | | | \$ | 750 |
| Total | | | \$ | 11,550 |

Equipment Rental

Rental of larger capital items required for course maintenance.

Equipment Lease

The District currently has the following equipment leases for the golf course.

| Vendor | | Monthly Amount | Ann | Annual Amount | |
|-------------------------|----|----------------|-----|----------------------|--|
| Dex Imaging | \$ | 110 | \$ | 1,320 | |
| The Huntington National | \$ | 19,500 | \$ | 234,000 | |
| Wells Fargo | \$ | 652 | \$ | 7,824 | |
| Total | | | \$ | 243,144 | |

Administrative Expenditures:

Legal Fees

The District's attorney will be providing general legal services to the District that are directly related to operations of the golf course, i.e. reviewing contracts, agreements, resolutions, rule amendments, etc.

Engineering Fees

The District's engineer, Robb & Taylor Engineering Solutions Inc, may provide engineering services for the golf course.

Arbitrage

The District will contract with an Independent certified public accounting firm to annually calculate the District's Arbitrage Rebate Liability on Special Assessments Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c212(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Special Revenue Assessment Refunding Bonds, Series 2012 bonds that are deposited with a Trustee at U.S. Bank.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm.

Golf Course Administrative Services

Cost of administrative services provided for the CDD.

| Description | Annual Amount | | |
|-------------------------------|---------------|-------------|--|
| Base | \$ | 75,000.00 | |
| 10% of Maintenance Supervisor | \$ | (7,280.00) | |
| 50% of Labor Position | \$ | (11,440.00) | |
| Total | \$ | 56,280.00 | |

Insurance

Egis Insurance & Risk Advisors provide the District's general liability, property, and crime insurance coverage. Egis Insurance & Risk Advisors also provide a three year pollution policy.

| Description | 27536 | | | |
|-------------------|-------|---------|--|--|
| General Liability | \$ | 46,967 | | |
| Property | \$ | 119,165 | | |
| Total | \$ | 166,132 | | |

Property Taxes

This amount is an estimate of property taxes that will need to be paid throughout this fiscal year.

Reserves:

Renewal & Replacement

The golf course transfers 2% of its monthly revenues to the Capital Reserve Fund to help fund for equipment replacement and other capital expenditures estimated for the fiscal year.

Viera East
Community Development District
Recreation Fund Debt Service - Series 2012
Amortization Schedule

| Date | Bond Balance | Interest | Principal | Interest | Fiscal Year Total |
|----------|--------------|----------|--------------|-----------------|----------------------|
| | | | | | |
| 11/01/19 | 3,305,000 | | | \$ 78,412.50 | \$ 559,231.25 |
| 05/01/20 | 3,305,000 | 4.375% | \$410,000 | \$ 78,412.50 | |
| 11/01/20 | 2,895,000 | | | \$ 70,212.50 | \$ 558,625.00 |
| 05/01/21 | 2,895,000 | 4.625% | \$425,000 | \$ 70,212.50 | |
| 11/01/21 | 2,470,000 | | | \$ 60,915.63 | \$ 556,128.13 |
| 05/01/22 | 2,470,000 | 5.000% | \$445,000 | \$ 60,915.63 | |
| 11/01/22 | 2,025,000 | | | \$ 50,625.00 | \$ 556,540.63 |
| 05/01/23 | 2,025,000 | 5.000% | \$470,000 | \$ 50,625.00 | |
| 11/01/23 | 1,555,000 | | | \$ 38,875.00 | \$ 559,500.00 |
| 05/01/24 | 1,555,000 | 5.000% | \$490,000 | \$ 38,875.00 | |
| 11/01/24 | 1,065,000 | | | \$ 26,625.00 | \$ 555,500.00 |
| 05/01/25 | 1,065,000 | 5.000% | \$520,000 | \$ 26,625.00 | |
| 11/01/25 | 545,000 | 14.5 | | \$ 13,625.00 | \$ 560,250.00 |
| 05/01/26 | 545,000 | 5.000% | \$545,000 | \$ 13,625.00 | \$ 558,625.00 |
| | | | \$ 3,305,000 | \$ 678,581 | \$ 4,464,400 |